

RESOLUTION NO. 113-21

The Board of County Commissioners of Clermont County, Ohio, met in regular session on the 30th day of June, 2021, with the following members present:

Claire B. Corcoran, President

David L. Painter, Vice President

Bonnie J. Batchler, Member

Mrs. Batchler moved for the adoption of the following Resolution:

A RESOLUTION ESTABLISHING AND CREATING THE MIAMI TRAILS - WES STORMWATER DISTRICT PURSUANT TO OHIO REVISED CODE CHAPTER 6117

WHEREAS, flooding and damage from stormwater accumulation and runoff has a direct impact on the health, safety and welfare of the citizens of Clermont County; and

WHEREAS, for the purposes of preserving and promoting the public health and welfare, under Ohio Revised Code Chapter 6117, a Board of County Commissioners may establish one or more sewer districts within a county to control the drainage facilities within the county, including the establishing of rules and regulations and the setting of rates and charges; and

WHEREAS, a majority of the property owners in the Miami Trails - WES Subdivision located in Miami Township, Clermont County, Ohio have requested the Clermont County Board of Commissioners to establish a Stormwater District pursuant to Ohio Revised Code Chapter 6117, to conduct services related to the management of stormwater conveyance systems; and

WHEREAS, in accordance with Ohio Revised Code Chapter 6117, a "General Plan of Drainage" attached hereto as Attachment "A" and made part hereof, has been

prepared and this plan provides the framework for the formation of the Miami Trails - WES Stormwater District;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

SECTION I

That in accordance with Ohio Revised Code Chapter 6117, the Board of County Commissioners does hereby effective the date of the passage of this resolution establish and create the Miami Trails - WES Stormwater District to provide services related to the management of the stormwater runoff in accordance with the "General Plan of Drainage" attached hereto as Attachment "A" and made a part hereof.

SECTION II

The Clermont County Engineer is appointed the Director of the Miami Trails - WES Stormwater District by Agreement entered into pursuant to Ohio Revised Code Section 315.14.

SECTION III

That the boundary for the Miami Trails - WES Stormwater District is defined as those parcels described in the attached Exhibit "B".

SECTION IV

That the "General Plan of Drainage" incorporated herein by reference as Attachment "A", is hereby approved and adopted for the Miami Trails - WES Stormwater District.

SECTION V

That the District will provide services only within the boundaries as defined in the attached Exhibit "B".

SECTION VI

That the Clerk of the Board is hereby directed to certify a copy of this Resolution to the Clermont County Engineer, Clermont County Auditor, and the County Recorder.

SECTION VII

That the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mr/Mrs. *Painter* seconded the Resolution and on roll the vote resulted as follows:

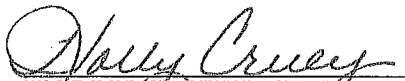
Mrs. Corcoran *Yes*

Mr. Painter *Yes*

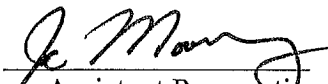
Mrs. Batchler *Yes*

This Resolution was duly passed on the *30th* day of *June*, 2021.

ATTEST:


HOLLY CRUEY, CLERK
Clermont County Board of
Commissioners

This Resolution was prepared and approved as to form by the
Office of Prosecuting Attorney of Clermont County, Ohio

By: 
Assistant Prosecuting Attorney

Date: *6-10-21*

ATTACHMENT A

Miami Trails - WES STORMWATER DISTRICT GENERAL PLAN OF DRAINAGE

I. Overview

This is the General Plan of Drainage for the Miami Trails - WES Stormwater District under Ohio Revised Code (ORC) Chapter 6117.

The District will perform inspection, maintenance and capital improvement projects to improve drainage and reduce flooding problems within the Miami Trails - WES Stormwater District.



Figure 1 - Map of Miami Trails - WES Stormwater District boundaries and the proposed storm sewer infrastructure for which the District will be responsible.

II. Miami Trails - WES Stormwater District

Property owners from the area generally described as the Miami Trails - WES subdivision have met with representatives from the Clermont County Engineer's Office to request the formation of a stormwater district specifically for the Miami Trails - WES subdivision, under which the ownership and maintenance responsibilities for the storm sewer infrastructure, located within the Miami Trails - WES subdivision, would be transferred to the County, and a fee levied to the property owners to implement capital improvement projects and for the future management of the system. The basis for this request is to provide:

1. Improved Management of Drainage and Flooding Problems: The District is more capable of correcting existing drainage and flooding problems than individual homeowners or the homeowners association.
2. Improved Management of Stormwater Conveyance System: The District is more capable of managing the interconnected stormwater conveyance infrastructure, thus making the District better suited to conduct long-term planning to ensure that the stormwater infrastructure is properly operated and maintained.

III. Mission Statement

The mission statement of the Miami Trails - WES Stormwater District is as follows:

The Miami Trails - WES Stormwater District strives to enhance the stormwater management system within the Miami Trails - WES subdivision by reducing problems associated with drainage, flooding and infrastructure, through construction and maintenance of the stormwater system, and through the promotion and implementation of effective stormwater management practices.

IV. District Boundary

The boundary for the Miami Trails - WES Stormwater District is generally described as the lots located within the boundaries shown in Figure 1 above. Additionally, Attachment A, the Schedule of Stormwater Utility Fees and Billing Policies and Attachment B, the Cost Allocation Plan provide more detailed information regarding the organization and structure of the District.

V. Roles and Responsibilities of the District

1. System Inventory and Condition Assessment

Prior to the date of resolution establishing the Miami Trails - WES Stormwater District, an initial comprehensive inventory and condition assessment of the stormwater conveyance system located within the District boundaries, including inlets/catch basins, pipes and structures, has been performed.

The results of the system inventory and condition assessment are summarized in Exhibit A.

The District will manage and continually update the geodatabase and the inventory shown in Exhibit A of the stormwater conveyance system as new components are added or upgraded over time. Any additional infrastructure added to the District in the future shall be approved by the Clermont County Engineer. Any changes to Exhibit A will be filed with the County Commissioners.

2. Inspection Activities

The District will conduct inspection activities on the components of the stormwater conveyance system that are located within the defined service area, have been transferred to and accepted by the County, and are located within established easements, including catch basins/inlets, pipes greater than 12" in diameter, manholes, outlet control structures in detention/retention basins, and outfalls. A map of the County owned and maintained stormwater infrastructure is illustrated in Exhibit B.

Catch basins, catch basin laterals, roof drains, underdrains, stormwater laterals or any other structure associated with a pipe of less than 12 inches in diameter are not considered part of the District's stormwater conveyance system.

The District will not inspect any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way); the responsible entity will continue to inspect these systems.

If an inspection conducted by the District reveals the need for maintenance, repair, replacement or other action needed on portions of the storm sewer system not maintained by the District to ensure the item in question operates or functions properly, an inspection report will be provided to the responsible party.

3. Maintenance and Capital Improvement Activities

The District may perform maintenance or capital improvements on components of the stormwater conveyance system for which the District is responsible, as defined above. Catch basins, catch basin laterals, roof drains, underdrains, stormwater laterals or any other structure associated with pipes less than 12 inches in diameter are not considered part of the District's stormwater conveyance system.

The District will not perform improvements on any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way currently maintained by Miami Township); the entity responsible will continue to perform any improvements that may be necessary.

Detention ponds transferred to and accepted by the District will be maintained for the purpose of managing peak flow rates from the facility including mowing as needed to maintain pond functionality. The District will not be responsible for other routine maintenance such as vegetation management or other aesthetic related issues.

Retention ponds, constructed to manage storm water runoff, that are transferred to and accepted by the District will only be maintained for the purpose of achieving the desired peak discharge flow rates from the pond; the District will not be responsible for routine maintenance such as mowing, vegetation management, other aesthetic related issues, or for recreational purposes.

To determine the maintenance activities to be conducted and the schedule of activities, the District will follow a prioritization process that considers such factors as the degree of risk to human health and safety, the magnitude and extent of structural flooding, the magnitude and extent of drainage problems, potential water quality improvements, the area affected, and the ability to mitigate the problem.

A similar process will be used to prioritize the schedule of capital improvements to be conducted. Each request will be reviewed on a case by case basis.

When conducting improvements, the District will consider using strategies or best management practices that serve to improve drainage as well as to improve the quality of stormwater runoff so impacts on watercourses such as streams, rivers and lakes are minimized. Where possible, the District will emphasize practices that encourage infiltration.

VI. Transfer of Ownership to District

Before the District performs maintenance or other improvements on any part of the storm sewer system, ownership of the infrastructure must be formally transferred to and accepted by the County and easements established to allow for the necessary inspection and repair of the system to be performed.

All legal documents regarding access to private property, including permanent easements, must be in place before the County assumes ownership.

VII. Organization and Staffing

The Miami Trails - WES Stormwater District is established by the Board of County Commissioners under the authority of Ohio Revised Code (ORC) Section 6117.01 (B), which states:

“For the purpose of preserving and promoting the public health and welfare, a board of county commissioners may lay out, establish, consolidate, or otherwise modify the boundaries of, and maintain, one or more sewer Districts within the county and outside municipal corporations and may have a registered professional engineer make the surveys necessary for the determination of the proper boundaries of each District, which shall be designated by an appropriate name or number. The board may acquire, construct, maintain, and operate within any District sanitary or drainage facilities that it determines to be necessary or appropriate for the collection of sewage and other wastes originating in or entering the District, to comply with the provisions of a contract entered into for the purposes described in sections 6117.41 to 6117.44 of the Revised Code and pursuant to those sections or other applicable provisions of law, or for the collection, control, or

abatement of waters originating or accumulating in, or flowing in, into, or through, the District, and other sanitary or drainage facilities, within or outside of the District, that it determines to be necessary or appropriate to conduct the wastes and waters to a proper outlet and to provide for their proper treatment, disposal, and disposition.”

The Clermont County Engineer shall serve as the Director of the Miami Trails - WES Stormwater District and shall have responsibility for the operation and maintenance of the District. The County Engineer's Office staff will be responsible for carrying out the day-to-day duties of the District utilizing District funds.

VIII. Finance

1. Stormwater User Fee Fund

A Miami Trails - WES Stormwater District Fund shall be established for the deposit of all fees and charges collected by the Miami Trails - WES Stormwater District. These funds shall be for the exclusive use of the District's stormwater management programs, including, but not limited to the following:

- Costs associated with conducting an inventory and condition assessment of the stormwater conveyance system.
- Inspection of the stormwater conveyance system and stormwater best management practices.
- Operation and Maintenance of the stormwater conveyance system. Operation and maintenance activities may include, but not be limited to complaint management, system related erosion control/protection, storm sewer structure cleaning and repair, etc.
- Costs of construction incurred in connection with providing capital improvements and replacements to the stormwater conveyance system. As part of the improvements, the District may authorize the construction of channels, drainage swales, catch basins, storm sewers, culverts, detention or retention basins, as well as other stormwater related facilities.
- Administrative costs associated with the management of the Stormwater User Fee Fund.
- Any other stormwater-related program or expense established by the Director of the Stormwater District

2. Rate Structure

The Miami Trails - WES Stormwater District will use a rate structure based on the impervious area method.

Using aerial photography, the impervious area of a representative sample of single-family residential (SFR) parcels within the Miami Trails - WES District has been measured to determine

the average impervious area. This value, 4,100 square feet (rounded), will serve as the Equivalent Residential Unit (ERU) within the District boundaries.

All parcels classified as Single Family Residences have been assigned a flat fee equal to one ERU. This one ERU is multiplied by the rate derived in the comprehensive rate study analysis and results in the utility fee charge. (For example, 1 ERU x rate = the utility fee charge.)

Stormwater utility fees for non-SFR parcels located within the District boundaries are based upon direct measurements of impervious area on each parcel. The impervious area for all non-SFR parcels within the service area is measured directly either through design plans, aerial photography, or on-site field measurements. The number of ERUs for each of these non-SFR parcels is determined by dividing the measured impervious area in square feet by 4,100 square feet (which represents 1 ERU for the District). The resulting ERU value is then rounded to the nearest whole number. This is shown by:

$$\text{Non-SFR parcel ERUs} = (\text{IA} / 4,100 \text{ square feet per ERU}), \text{ rounded}$$

where:

$$\begin{aligned} \text{IA} &= \text{Impervious Area, measured;} \\ \text{ERU} &= \text{Equivalent Residential Unit} = 4,100 \text{ square feet} \end{aligned}$$

To calculate the stormwater utility fee for a non-SFR parcel, the number of ERUs (in whole numbers) taken from the above calculation is then multiplied by the rate per ERU derived in the Cost Allocation Plan (Attachment B) analysis for the utility fee. The utility fee calculation for non-SFR parcels is shown as:

$$\text{Utility Fee} = \text{No. of ERUs per parcel} \times \text{Rate derived from cost allocation plan analysis}$$

For example, if the ERU for the District is 4,400 square feet, and the rate per ERU is \$9.00 and a non-SFR property contains 27,500 square-feet of impervious area, the following would apply:

$$\begin{aligned} \text{Non-residential ERUs} &= (\text{IA} / 1 \text{ ERU}), \text{ rounded} \\ &= (27,500 / 4,400) = 6.25 = 6 \text{ ERUs, rounded} \\ \text{Utility Fee} &= \text{No. of ERUs} \times \text{Rate} \\ &= 6 \text{ ERUs} \times \$9.00 \text{ per ERU per month} \\ &= \$54.00 \text{ per month} \end{aligned}$$

By definition, undeveloped property will not be charged because impervious areas do not exist on undeveloped property.

3. Cost of Service Analysis

A comprehensive Cost of Service analysis was conducted to identify all expenditures associated with the stormwater services to be provided by the District. The elements in the Cost of Service analysis include the following:

- Inventory and condition assessments of stormwater conveyance systems within the District
- Inspection of components of the stormwater conveyance system and stormwater best management practices
- Operation and maintenance of structural components of the stormwater conveyance system
- Capital improvements, including any financing costs, to components of the stormwater conveyance system
- Costs to administer the program
- Staffing

The details of the five-year cost of service analysis are provided in the Miami Trails - WES Stormwater District Cost Allocation Plan (Attachment B).

The average monthly cost to provide the services outlined in this General Plan of Drainage over a five-year period was determined to be **\$11.63**.

4. Billing Mechanism

The Miami Trails - WES Stormwater District will utilize the Clermont County Water Resources Department utility billing system as the mechanism for billing stormwater service charges.

5. Handling of Stormwater District Policy Disagreements

When a dispute occurs, the party raising the question should submit the issue in writing to the Director of the Miami Trails - WES Stormwater District clearly describing the issue and asking for resolution. The Director should review the issue based on the existing policies of the Miami Trails - WES Stormwater District and reach some conclusion to resolve the problem. Once a solution has been developed, all parties should be notified, in writing, of the decision and the parties should proceed with the disputed issue based upon that decision.

Should the Director and the conflicting party fail to reach agreement on this matter, and there appears to be no possibility of reaching agreement, the customer may appeal the decision to Clermont County Court of Common Pleas, in accordance with the provisions of Ohio Revised Code Chapter 2506.

Every effort should be made to resolve conflicts at the lowest possible level to ensure that resolution occurs in a timely manner.

Miami Trails - WES Stormwater District

EXHIBIT A - Pipe Inventory and Condition Summary

LOT AFFECTED	ADDRESS	PLAN STRUCTURE ID	INSTALLED DIAMETER	INSTALLED TYPE	LENGTH IN LOTS	CONDITION	NOTES
1	805 WALNUT RIDGE DRIVE	CB 805-MH 102	18	PLASTIC TRUSS	133.3	3	
1,2,3	805 & 807 WALNUT RIDGE DRIVE	CB 102- CB 103	18	PLASTIC TRUSS	125.7	3	
2,3	807 WALNUT RIDGE DR & 6574 ESTATE LANE	CB 103- CB 104	18	PLASTIC TRUSS	129.4	2	HOLE IN PIPE AT 72' AND 4" TAP AT 126'
2	807 WALNUT RIDGE DRIVE	CB 104- CB 105	21	PLASTIC TRUSS	25.0	3	FRACTURE IN PIPE AT 72' (IN R/W)
10,11	6573 & 6575 WALNUT RIDGE DRIVE	CB 108- MH 109	12	POLYPROPYLENE	35.0	3	
10	6573 ESTATE LANE	CB 106- MH 109	21	PLASTIC TRUSS	15.0	3	
10,11	6573 & 6575 ESTATE LANE	MH 109- CB 110	21	PLASTIC TRUSS	112.0	1	INNER PART OF PIPE DETACHED FROM CORRUGATION AT 109' AND 112' (SURVEY ABANDONED)
10,14	6573 ESTATE LANE & 6707 DEERVUE DRIVE	CB 111- CB 110	21	POLYPROPYLENE	45.3	2	ROOTS IN JOINT AT 38'
13,14	6705 & 6707 DEERVUE DRIVE	CB 112- CB 111	24	POLYPROPYLENE	190.7	3	
57,58	6708 DEERVUE DR & 706 DEER TRAIL CT	CB 113-HW 114	24	PLASTIC TRUSS	103.7	3	
56,57,58,59	6708, 6710 DEERVUE DR & 706, 708 DEER TRAIL CT	HW 114-CB NOT ON PLANS	24	PLASTIC TRUSS	161.8	3	
55,60	710 DEER TRAIL CT & 6712 DEERVUE DR	NOT ON PLANS	24	POLYPROPYLENE	52.6	2	PIPE FRACTURE AT 12'
16,17	6699 & 6701 DEERVUE DRIVE	CB 126- CB 127	12	POLYPROPYLENE	168.4	3	
51	6704 DEERVUE DRIVE	CB 130- MH 131	12	POLYPROPYLENE	28.0	3	
51,52	6704 DEERVUE DR & 707 DEER TRAIL CT	MH 131- HW 132	18	POLYPROPYLENE	53.0	3	
51	6704 DEERVUE DRIVE	CB 128-MH 131	18	POLYPROPYLENE	139.4	3	ROCK IN INVERT
52,53	707 & 709 DEER TRAIL COURT	HW 156- HW 157	18	POLYPROPYLENE			NOT TELEVIEWED
54	711 DEER TRAIL COURT	NOT ON PLANS	24	POLYPROPYLENE	67.3	2	EGG SHAPED PIPE /OFFSET JOINTS/ CRACKS IN PIPE
69	6713 DEERVUE DRIVE	MH 117- CB 116	18	POLYPROPYLENE	84.3	3	
69,70,71	814 & 816 WALNUT RIDGE DR & 6713 DEERVUE DR	CB 118- MH 117	18	POLYPROPYLENE	165.9	2	ROOTS IN JOINT AT 141'
63,70	916 WALNUT RIDGE DR & 6716 DEERVUE DR	CB 118- MH 124	18	POLYPROPYLENE	80.0	3	
62	6716 DEERVUE DRIVE	CB 123- MH 124	12	POLYPROPYLENE	25.0	3	
62,63	6716 & 6718 DEERVUE DRIVE	CB 121- MH 124	15	POLYPROPYLENE	20.0	3	
62,63	6716 & 6718 DEERVUE DRIVE	MH 124- HW 125	21	POLYPROPYLENE	114.3	3	
61	6714 DEERVUE DRIVE	NOT ON PLANS	24	POLYPROPYLENE	50.1	3	EGG SHAPED PIPE
55,60	6712 DEERVUE DR & 710 DEER TRAIL CT	NOT ON PLANS	24	POLYPROPYLENE	3.0	2	SURVEY ABANDONED DUE TO RIPPED BELL AT CB
66	6719 DEERVUE DRIVE	CB 155-CB 125	12	POLYPROPYLENE	201.5	3	
20,26	597 & 600 DOE RUN COURT	CB 133- MH 137	12	POLYPROPYLENE	125.0	3	
28,29	601 & 603 DOE RUN COURT	CB 135- CB 134	12	POLYPROPYLENE	220.0	3	
19,20	600 & 602 DOE RUN COURT	MH 141- MH 137	15	POLYPROPYLENE	262.4	3	
19	602 DOE RUN COURT	MH 141- CB 140	12	POLYPROPYLENE	5.0	3	
19	602 DOE RUN COURT	MH 141- CB 142	15	POLYPROPYLENE	25.0	3	
49,50	6698 & 6700 DEERVUE DRIVE	CB 142- MH 143	18	POLYPROPYLENE	146.7	3	
49,52	6700 DEERVUE DRIVE & 707 DEER TRAIL COURT	MH 143- HW 144	18	POLYPROPYLENE	168.3	2	HW WAS REMOVED AND PIPE EXTENDED AT 25 DEGREES RIGHT (BEND)
30,31	6691 DEERVUE DR & 605 DOE RUN CT	CB 145- CB 147	12	PVC	16.0	3	
46,47	6694 & 6696 DEERVUE DRIVE	CB 147- MH 148	12	PVC	101.6	3	
46,47	6694 & 6696 DEERVUE DRIVE	MH 148- HW 149	12	POLYPROPYLENE	46.4	3	
43	6686 DEERVUE DRIVE	MH 152- CB 151	12	POLYPROPYLENE	60.0	3	
43,44	6686 & 6688 DEERVUE DRIVE	MH 152- HW 153	12	POLYPROPYLENE	135.1	3	
418,419	1408 & 1410 MIAMI LAKE DRIVE	MH 102- CB 101	15	POLYPROPYLENE	187.8	2	GROUND ROD THROUGH PIPE AT 20'
418,419	1408 & 1410 MIAMI LAKE DRIVE	HW 103- MH 102	15	POLYPROPYLENE	30.9	3	
423	6727 MIAMI WOODS DRIVE	CB 106- CB 104	18	POLYPROPYLENE	130.8	1	FRACTURED PIPE FROM 175' TO 180'/SOIL VISIBLE
384	6722 MIAMI WOODS DRIVE	CB 106-MH 107	18	POLYPROPYLENE	45.0	3	
384	6722 MIAMI WOODS DRIVE	MH 107- HW 108	18	POLYPROPYLENE	101.0	3	
416	6729 MIAMI WOODS DRIVE	CB 110- HW 109	18	POLYPROPYLENE	109.6	3	
408,409	6726 MIAMI WOODS DR & 1416 MIAMI LAKE DR	CB 111- CB 112	18	POLYPROPYLENE	106.3	3	
409	6726 MIAMI WOODS DRIVE	CB 112- HW 173	18	POLYPROPYLENE	18.3	3	
412,474	6732 MIAMI WOODS DR & 1516 WOODSTRAIL LN	CB 171- HW 172	12	POLYPROPYLENE	74.3	3	
412,458	6732 MIAMI WOODS DR & 1516 WOODSTRAIL LN	CB 171-CB 172A	15	POLYPROPYLENE	62.1	3	CB 172A INSTALLED ON EXISTING LINE BUT NOT ON PLANS
424,425	6723 & 6725 MIAMI WOODS DRIVE	CB 114- CB 113	12	POLYPROPYLENE	20.7	3	
382,383	6720 MIAMI WOODS DR & 1300 WOODLAKE CT	CB 115- HW 116	15	POLYPROPYLENE	112.5	3	
368,369	6714 MIAMI WOODS DR & 1301 WOODLAKE CT	MH 119- CB 118	12	POLYPROPYLENE	30.9	3	
368,369	6714 MIAMI WOODS DR & 1301 WOODLAKE CT	MH 119- HW 120	15	POLYPROPYLENE	237.3	1	TAP IN AT 163'/MULTIPLE FRACTURES FROM 165' TO 224'/PIPE CRUSHED AT 237' (SURVEY ABANDONED)
431	1197 RIDGEWOOD DRIVE	CB 124- CB 125	15	POLYPROPYLENE	151.1	2	ROOTS IN JOINT AT 63'
431,432	1197 RIDGEWOOD DR & 6719 MIAMI WOODS DR	CB 127- HW 126	18	POLYPROPYLENE	74.8	3	
431,432	1197 RIDGEWOOD DR & 6719 MIAMI WOODS DR	CB 125- CB 127	18	POLYPROPYLENE	132.0	3	
431,432	1197 RIDGEWOOD DR & 6719 MIAMI WOODS DR	CB 128- CB 125	18	POLYPROPYLENE	15.6	3	
337,338	1199 RIDGEWOOD DR & 6708 MIAMI WOODS DR	CB 129- HW 130	21	POLYPROPYLENE	149.4	2	JOINT CONNECTION BAND NOT TIGHT (EXPOSED AGGREGATE) AT 159'/ FRACTURE AT 162'
474,466	1516 WOODSTRAIL LANE	CB 168- HW 172	18	POLYPROPYLENE	165.8	2	PIPE SPLITTING AT 161'
466	6745 MIAMI WOODS DRIVE	CB 167- MH 105 (6 F 3)	18	POLYPROPYLENE	10.0	3	
464-467	6744-6743 MIAMI WOODS DRIVE	CB 166- CB 167	18	POLYPROPYLENE	52.0	3	
464,465	6744 & 6746 MIAMI WOODS DRIVE	CB 166- CB 165	15	POLYPROPYLENE	203.7	3	
440	908 FORESTVIEW COURT	CB 133- HW 134	12	POLYPROPYLENE	108.0	3	
440	908 FORESTVIEW COURT	CB 136- CB 135	12	POLYPROPYLENE	16.6	3	
439-441	906-908 FORESTVIEW COURT	CB 136- HW 137	12	POLYPROPYLENE	38.1	2	ROOTS IN JOINT
333	1102 OAK RIDGE COURT	CB 139- CB 140	12	POLYPROPYLENE	151.8	3	
332,333	1102 & 1104 OAK RIDGE COURT	CB 141- CB 140	15	POLYPROPYLENE	15.5	3	
325,326	1103 & 1105 OAK RIDGE COURT	CB 142- MH 143	15	POLYPROPYLENE	106.8	2	MULTIPLE FRACTURES AT 117'
325,326	1103 & 1105 OAK RIDGE COURT	MH 143- HW 144	15	POLYPROPYLENE	17.0	1	MULTIPLE FRACTURES IN PIPE AT 137'/LARGE JOINT SEPARATION AT 17' (ABANDONED SURVEY)
	1114 OAK RIDGE COURT		12		18.0		EXTENTION NOT ON PLANS
	1114 OAK RIDGE COURT		12		35.0		NOT SURVEYED (ON PRIVATE DRIVE)
	1114 OAK RIDGE COURT		12		17.0		NOT SURVEYED (ON PRIVATE DRIVE)
321	1114 OAK RIDGE COURT	CB 149- CB 150	12	VITRIFIED CLAY	28.6	2	REQUIRES CLEANING
321	1114 OAK RIDGE COURT	CB 150- HW 151	12	VITRIFIED CLAY	85.8	2	REQUIRES CLEANING (CONCRETE WASHOUT)
430	6675 MIAMI WOODS DRIVE	CB 153- HW 155	12	POLYPROPYLENE	140.0	3	
	6675 MIAMI WOODS DRIVE		12		50.0		NOT SURVEYED
316	6680 MIAMI WOODS DRIVE	CB 157- MH 158	15	POLYPROPYLENE	65.0	3	
316	6680 MIAMI WOODS DRIVE	MH 158- HW 159	15	POLYPROPYLENE	64.0	3	
313	612 VALLEY WOODS COURT	CB 162- MH 163	12	POLYPROPYLENE	110.0	3	
313	612 VALLEY WOODS COURT	MH 163- HW 164	12	POLYPROPYLENE	73.9	3	
356,357	1216 & 1218 RIDGEWOOD DRIVE	MH 137- MH 138	12	POLYPROPYLENE	114.0	2	ROOTS IN JOINT AT 109'/FRACTURES AT 125'
356	1218 RIDGEWOOD DRIVE	MH 138- HW 139	12	POLYPROPYLENE	53.1	2	ROOTS IN JOINT AT 23'/FRACTURES AT 50' (PIPE EXTENDED)
356	1218 RIDGEWOOD DRIVE	NOT ON PLANS	24	POLYPROPYLENE	46.6	1	PIPE COLLAPSED/SURVEY ABANDONED
356	1218 RIDGEWOOD DRIVE	NOT ON PLANS	15	POLYPROPYLENE	42.8	3	
354,355	1220 & 1222 RIDGEWOOD DRIVE	CB 141- MH 142	12	POLYPROPYLENE	152.9	2	ROOTS IN JOINT AT 125'
354,355	1220 & 1222 RIDGEWOOD DRIVE	MH 142- HW 143	12	POLYPROPYLENE	33.4	3	
375	1313 WOODLAKE COURT	MH 149- HW 147	12	POLYPROPYLENE	57.6	3	
375	1313 WOODLAKE COURT	MH 149- HW 148	12	POLYPROPYLENE	30.4	1	PIPE COLLAPSED/SURVEY ABANDONED
375	1313 WOODLAKE COURT	MH 149- MH 150	30	POLYPROPYLENE	94.8	1	PIPE FLOWLINE FOLDED UPWARD/SURVEY ABANDONED
		MH150-MH151	36		45.0		NO SURVEY PERFORMED
370,371	1303 & 1305 WOODLAKE COURT	CB 122- MH 123	12	POLYPROPYLENE	105.1	3	
370,371	1303 & 1305 WOODLAKE COURT	HW 124-MH 123	12	POLYPROPYLENE	40.9	1	3" PIPE TAP IN AT 40.9'/SURVEY ABANDONED

Miami Trails - WES Stormwater District

EXHIBIT A - Pipe Inventory and Condition Summary

LOT AFFECTED	ADDRESS	PLAN STRUCTURE ID	INSTALLED DIAMETER	INSTALLED TYPE	LENGTH IN LOTS	CONDITION	NOTES
376,377	1310 & 1312 WOODLAKE COURT	CB 126- MH 127	12	POLYPROPYLENE	114.8	2	TOP OF PIPE BROKEN AT 19'
376	1439 WOODLAKE COURT	MH 127- HW 128	12	POLYPROPYLENE	35.9	3	
387,388	1423 & 1425 MIAMI LAKE DRIVE	CB 107A- MH 110	20	PVC	13.5	3	
387,388	1423 & 1425 MIAMI LAKE DRIVE	CB 107A- HW 107	20	PVC	166.0	2	REQUIRES CLEANING
399	1434 MIAMI LAKE DRIVE	CB 110- MH 111	24	POLYPROPYLENE	80.0	3	
399	1434 MIAMI LAKE DRIVE	CB 111- HW 112	24	POLYPROPYLENE	88.3	3	
397,398	1436 & 1438 MIAMI LAKE DRIVE	CB 114- MH 115	12	PVC	102.2	3	
397,398	1436 & 1438 MIAMI LAKE DRIVE	MH 115-MH116	15	POLYPROPYLENE	18.7	2	8" PVC PIPE INSERTED INSIDE 15" STORM PIPE
			12		20.0		COULDN'T FIND
397,401	1438 & 1430 MIAMI LAKE DRIVE	CB 119- HW 120	24	POLYPROPYLENE	38.0		COULDN'T FIND
498,500	1232 RIDGEWOOD DR & 6201 REDHAWK CT	CB 133- HW 134	60	CMP	293.7	2	PIPE DEFORMED AT 11'/FRACTURE AT 48'
500,502	1232 RIDGEWOOD DR & 785 CEDAR DR	CB 133- HW 132	30	POLYPROPYLENE	17.9	1	GRATE INSIDE PIPE AT HEADWALL
501	783 CEDAR ROAD	MH 127- MH 128	24	POLYPROPYLENE	35.8	3	100% BLOCKAGE AT 11W (SURVEY ABANDONED)
501	783 CEDAR DRIVE	MH 128- MH 129	24	POLYPROPYLENE	31.0	2	ROOTS IN PIPE FRACTURE AT 27'/ FRACTURE IN PIPE AT 29'
501,502	783 & 785 CEDAR DRIVE	MH 129- MH 130	24	POLYPROPYLENE	9.7	1	PIPE UNDER WATER (SURVEY ABANDONED)
502	785 CEDAR DRIVE	MH 130- HW 131	24	POLYPROPYLENE	25.0	1	PIPE UNDERWATER (NO SURVEY PERFORMED)
513,527	778 CEDAR DR & 1240 RIDGEWOOD DR	CB 101- CB 102	12	POLYPROPYLENE	177.3	2	LARGE ROCKS AT 18' AND 185'
519,520	789 & 791 CEDAR DRIVE	MH 203- MH 204	12	POLYPROPYLENE	103.3	3	
519,520	789 & 791 CEDAR DRIVE	MH 204- MH 205	12	DUCTILE IRON	76.2	3	
519,520	789 & 791 CEDAR DRIVE	MH 205- MH 207	12	POLYPROPYLENE	25.2	3	
500,501	1232 RIDGEWOOD DR & 783 CEDAR DR	MH 128- MH 127	24	CONCRETE	35.1	3	
538,539	870 & 872 EAGLEVIEW COURT	CB 202- CB 203	12	POLYPROPYLENE	100.2	3	
538,539	870 & 872 EAGLEVIEW COURT	CB 100- MH 101	12	POLYPROPYLENE	77.6	3	HW 204 WAS REPLACED WITH A MANHOLE 101
533,539	870 EAGLEVIEW CT & 1253 RIDGEWOOD DR	MH 101- MH 102	12	POLYPROPYLENE	97.7	3	
588	1253 RIDGEWOOD DRIVE	MH 103- MH 102	15	POLYPROPYLENE	232.0	3	
589	1257 RIDGEWOOD DRIVE	MH 103- HW 104	15	POLYPROPYLENE	155.4	3	
610,611	6592 TRAILWOODS DR & 1252 RIDGEWOOD DR	CB 110- CB 109	12	POLYPROPYLENE		1	PIPE FULL OF MUD (SURVEY ABANDONED)
531,586	6597 & 6599 TRAILWOODS DRIVE	MH 103- CB 101	15	POLYPROPYLENE	122.0	2	LARGE ROCK AT 142' (SURVEY ABANDONED) NEEDS TO BE CLEANED
590,591	1259 & 1261 RIDGEWOOD DRIVE	MH 306- MH 307	30	POLYPROPYLENE	26.7	3	
590,591	1259 & 1261 RIDGEWOOD DRIVE	MH 307- HW 308	35	POLYPROPYLENE	196.7	3	
590,591	1259 & 1261 RIDGEWOOD DRIVE	CB 303- MH 307	30	POLYPROPYLENE	105.5	3	
593,594	6559 & 6561 JENNA LANE	MH 214- MH 215	36	POLYPROPYLENE	18.3	3	
	6559 & 6561 JENNA LANE		36		34.9		PIPE HOLDING WATER
601	6556 RIDGEWOOD DRIVE	MH 214- HW 204	12	POLYPROPYLENE	50.0	3	
597,598	6567 & 6569 JENNA LANE	CB 105- HW 106	24	POLYPROPYLENE	78.2	3	
	1255 Ridgewood		21		20.0		NO ACCESS
	1255 Ridgewood		42		50.0		NO ACCESS
605,606	1260 & 1262 RIDGEWOOD DRIVE	CB 300- CB 301	30	POLYPROPYLENE	7.7	3	
622,639A	1268 & 1270 RIDGEWOOD DRIVE	CB 300- CB 301	24	POLYPROPYLENE	71.7		NOT TV'D. NO REPORT
622,639A	1268 & 1270 RIDGEWOOD DRIVE	CB 301- CB 200	12	POLYPROPYLENE	77.3		NOT TV'D. NO REPORT
620	1268 RIDGEWOOD DRIVE	CB 200- CB 205	24	POLYPROPYLENE	4.5	3	
591	1261 RIDGEWOOD DRIVE	CB 302- CB 303	30	POLYPROPYLENE	9.1	3	
553,554	6580 GLENLAUREL COURT	CB 102- CB 103	12	POLYPROPYLENE	54.5	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 103- CB 104	12	POLYPROPYLENE	169.2	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 104- HW 107	12	POLYPROPYLENE	61.4	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 106- CB 104	12	POLYPROPYLENE	100.2	3	
549,552	6560 & 6570 GLENLAUREL COURT	CB 105- CB 106	12	POLYPROPYLENE	56.1	3	
632	6819 TIMBERVIEW COURT	HW 200- CB 201	?		29.7		NOT TV'D. NO REPORT
632	6819 TIMBERVIEW COURT	CB 201- HW 202	?		11.9		NOT TV'D. NO REPORT
631-633	6817, 6819, & 6821 TIMBERVIEW CT	CB 101- HW 100	18	POLYPROPYLENE	226.3	3	
620	1268 RIDGEWOOD DRIVE	CB 205- CB 200	24	POLYPROPYLENE	6.9	3	
					11,633.4		
						Condition:	1 - Needs Immediate attention
							2 - Average
							3 - Good

Miami Trails – WES Stormwater District
EXHIBIT “B”
Stormwater District Boundaries



ATTACHMENT A

Miami Trails - WES STORMWATER DISTRICT SCHEDULE OF STORMWATER UTILITY FEES AND BILLING POLICIES

Section 1: As used in this schedule, the following words shall apply for properties within the District; words used in the singular shall include the plural, and the plural, the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

"Miami Trails - WES Stormwater District" or "District" means the stormwater district formed by the properties located within the Miami Trails - WES subdivision and specified in the Service Area within the Cost Allocation Plan in accordance with Ohio Revised Code (ORC) Section 6117.

"Cost Allocation Plan" means the plan prepared pursuant to ORC Section 6117.02(E) that establishes the stormwater utility fee methodology and defines the District activities and their anticipated costs that will be funded through the stormwater utility fee.

"Equivalent Residential Unit" or "ERU" means the average Impervious Area of a Single Family Residence within the District, established to be 4,100 square feet.

"Impervious Area" means areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the Undisturbed Property.

"Municipal Separate Storm Sewer System" means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" as stated in CFR 122.26(b)(8).

"Policies of the District" means the combination of the policies relating to the operations of the District as set forth in the "Cost Allocation Plan" and the "General Plan of Drainage" as attached to the resolution establishing and creating the Miami Trails - WES Stormwater District.

"Single Family Residences" means developed property that is utilized for dwelling units, and specific definitions for the following categories are pursuant to and in accordance with the Clermont County Auditor's Land Use Codes:

- "Single Family Dwelling"
- "Two Family Dwelling"
- "Double Dwelling"
- "Mobile Home on Real Estate"
- "Titled Manufactured Home"
- "Town Home Inner"
- "Town Home Outer"

"Condominium" (where a parcel ID number and tax billing account exists with the County Auditor).

"Stormwater Utility Fee" means a fee authorized by resolution of the Clermont County Board of Commissioners to pay for operations and services of the District.

"Undisturbed Property" means real property that has not been altered from its natural state and contains no Impervious Area.

"Vacant Property" means all property with one of the following Land Use Codes in the Auditors database: 100, 110, 300, 400, or 500.

Section 2: Effective on the date the Miami Trails - WES Stormwater District is created and subject to the policies for the District established under a separate resolution, each and every property in the District, unless classified as vacant property or contains less than 200 square feet of impervious surface, shall be charged a minimum 1 ERU Stormwater Utility Fee.

Section 3: The Stormwater Utility Fee for the District is established according to the methodology described in the Cost Allocation Plan (Attachment B) and determined as follows:

1. As described in the Cost Allocation Plan (Attachment B), an Equivalent Residential Unit (ERU) has been defined as 4,100 square feet of impervious area.
2. Single Family Residences (SFR) shall be assigned one (1) ERU.
3. For non-SFR property, the number of ERUs shall be determined by dividing the area of impervious surface on the property by one ERU, namely, 4,100 square feet.
4. The total annual charge for each property shall be determined by multiplying the number of ERUs determined for the property times the utility fee per ERU per year established for the District.
5. The Utility Fee per month shall be established based upon the specific extent and levels of service provided by the District, as described in the Cost Allocation Plan (Attachment B), and is determined to be **\$11.63** per ERU.

Section 6: All bills for fees established under this resolution shall become due and payable in accordance with the billing procedures of the Clermont County Water Resources Department.

Section 7: The Director of the Stormwater District, or his duly authorized representative, is hereby authorized and directed to cause the rates and charges set forth herein to be billed to all properties subject thereto and to keep and maintain records relating thereto.

Section 8: As established by the Policies of the District, no free service of any kind shall be rendered to any user, including any public or private corporation, any public or private school, any governmental body or agency, or any institution, charitable or otherwise.

ATTACHMENT B

Miami Trails - WES STORMWATER DISTRICT COST ALLOCATION PLAN

I. Outline of Process

The purpose of this paper is to review, discuss and make recommendations regarding all aspects of a stormwater district, including the district's service area, the levels of service to be provided, the costs of these services, and the rate required to generate the revenue needed to perform the services.

This document first provides information about the service area and the various maintenance services to be provided by the District. Section IV discusses the costs of providing these services, which in turn directly determines the rate of charge. The final sections of this report review the rate methodology, billing policies, billing adjustments and the determination of the rate of charge.

II. Service Area

The boundary for the Miami Trails - WES Stormwater District is generally described as the lots located within and platted as a part of the Miami Trails - WES subdivision as shown in Figure 1, attached. Figure 1 also includes the relevant infrastructure that will be transferred from the individual property owners within the District service area and accepted by the County. Exhibit C attached is a list of the lots included within the shown boundary with Parcel ID numbers.

III. Level of Service Analysis

The Miami Trails - WES Stormwater District will provide the following services for the customers located within the service area:

- Storm sewer system inventory and condition assessment
- Inspection and maintenance
- Lifecycle replacement
- Administration
- Staffing

Specific services that will be provided under each program element are detailed below.

1. Storm Sewer System Inventory and Condition Assessment

A comprehensive inventory of the stormwater conveyance system, including pipes and structures that will be owned and maintained by the District is attached as Exhibit A. This inventory is based

on the available information as of the date of this report. Available information includes scanned images of record drawings with information about the stormwater conveyance system, a GIS geodatabase of the storm sewer system, and a condition assessment of the storm sewer infrastructure being transferred to the County.

The Director of the Miami Trails - WES Stormwater District may, at his sole discretion, agree to accept additional storm sewer infrastructure components to the infrastructure shown in Exhibit A for the District to own and maintain if the additional storm sewer infrastructure is located within the established District boundaries and will not impact the established rate. In such instances, the Director will update Exhibits A and B to reflect the changes and file the updated documents with the Board for their records.

If the Director of the District identifies a need to revise the extent of the infrastructure that is owned and maintained by the District and this change will impact the established District boundary or the established rate, the Director will obtain approval from the Board of County Commissioners prior to acceptance of the additional infrastructure.

The District will manage and continually update the geodatabase of the stormwater conveyance system for the District as changes or upgrades to the system occur.

2. Inspection and Maintenance

The Stormwater District will conduct inspection activities on components of the stormwater conveyance system that have been transferred to and accepted by the County and are listed in Exhibit A and shown in Exhibit B as being part of the Miami Trails - WES District.

Catch basins, catch basin laterals, roof drains, underdrains, drainage ditches, stormwater laterals or any other structures serving an individual property are not considered part of the District's infrastructure.

The District will not inspect or maintain any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way owned by a township); the responsible entity will continue to inspect and maintain these systems.

The District will not inspect or maintain public watercourses accepted by the Clermont County Engineer (i.e., systems accepted by the County Engineer under the "ditch petition" program). The responsibility of inspecting and maintaining these will remain the responsibility of the Engineer's Office utilizing District funds.

If an inspection conducted by the District reveals the need for maintenance, repair, replacement or other action needed to ensure the item in question operates or functions properly, an inspection report will be provided to the entity that has statutory responsibility.

Types of maintenance activities that would be considered the District's responsibility include, but are not necessarily limited to:

- Complaint management
- System related erosion control / protection
- Cleaning of District storm sewer structures, including catch basins, manholes, pipes and other structures,
- Storm sewer structure repairs (e.g. headwalls, manholes , catch basins , pipes, and outlet control structures)
- Repair of storm sewer cave-ins
- General system maintenance
- Engineering support
- Contract management
- Equipment replacement

The District will either utilize crews from the County Engineer's Office utilizing District funds, or hire contractors to conduct the necessary inspection and maintenance.

3. Lifecycle Replacement

The District will conduct capital improvement projects (CIPs) and replacements on components of the District's stormwater conveyance system, including catch basins/inlets, pipes, manholes, outlet control structures for retention/detention basins, and outfalls, in accordance with the General Plan of Drainage.

Capital Improvement Program activities may include, but are not limited to:

- Engineering and design analysis
- Acquisition of easements
- Construction of capital improvements
- Installation of oversized storm sewers
- Contractor bid review/selection process
- Preparation of contract documents
- Contract management

4. Administration

As with any operation, there are general administrative activities and services that must be provided. Such activities may include, but are not necessarily limited to:

- Customer service
- Billing
- Database management
- Purchase of supplies and equipment
- Other overhead

5. Staffing

The Clermont County Engineer's Office will provide the above services on behalf of the District including maintenance and capital improvements if personnel are available and it is cost effective. Otherwise, the District will contract for services. Consultants will also be hired to provide engineering services beyond those provided by the County Engineer.

IV. Cost of Service

Once the levels of service to be provided under each program element were determined, the costs to provide these services over a five-year period were estimated based on the lifecycle cost of the existing infrastructure, an evaluation of immediate CIP needs, the expected annual maintenance cost, debt service, and administration costs. Debt service will include the inventory and condition assessment, as well as any other CIPs that are considered upfront costs to the District. The detailed cost of service study is provided in Exhibit D.

Table 1 below includes the annual cost for each of the program elements described above. The results of the cost allocation study indicate that an average annual amount of \$8,576 is needed to provide the services detailed above over a period of five years.

Table 1. Annual Costs to Provide Stormwater District Services

Program Element	Year One Costs	Year Two Costs	Year Three Costs	Year Four Costs	Year Five Costs
Debt Service					
Inventory & Condition Assessment CIPs	\$8,401	\$8,401	\$8,401	\$8,401	\$8,401
Inspection & Maintenance	\$10,770	\$11,147	\$11,538	\$11,941	\$12,359
Lifecycle Replacement	\$24,448	\$25,303	\$26,189	\$27,106	\$28,054
Administration	\$1,761	\$1,823	\$1,886	\$1,952	\$2,021
Staffing/Engineering	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790
TOTALS	\$51,170	\$52,464	\$53,804	\$55,190	\$56,625
Five-Year Average Annual Cost: \$53,851					

V. Rate Methodology and Billing Policies

Before a Stormwater Utility Fee can be calculated, the rate methodology and associated billing policies must be set in order to determine the number of billing units in the District's service area.

1. Rate Methodology

The Miami Trails - WES Stormwater District will use an impervious area method for establishing stormwater utility fees.

Under the Impervious Area Method, the impervious area (e.g., roof areas, parking areas, driveways, sidewalks, etc.) is the only parameter used to measure the contribution to runoff. The impervious area is usually determined by measurements from field surveys or plotted aerial photographs. The charge for each property is determined by multiplying the impervious area of each parcel by a rate derived in a rate study analysis.

The next step in the process involves the determination of the impervious area for non-residential properties. Aerial photography and/or field measurements are used to extract the impervious areas of each non-residential parcel. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District). The number of ERUs derived from this calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for each parcel.

2. Equivalent Residential Unit Determination

The first step involves determining the average impervious area in square feet for a single-family residential (SFR) parcel by measuring the impervious area of a representative sample of SFR parcels. This average impervious area represents one Equivalent Residential Unit, or ERU. Once the ERU is determined, all of the SFR parcels are assigned a flat rate equal to one ERU. This one ERU is multiplied by the rate derived in the comprehensive rate study analysis and results in the utility fee (i.e., 1 ERU x rate = the utility fee for parcels classified as SFR). The Equivalent Residential Unit within the District's boundaries was determined to be 4,100 square feet.

All other parcels will be treated as non-SFR parcels. Utility fees for non-SFR parcels are based upon direct measurements of impervious area for each non-residential parcel. The impervious area for all non-residential parcels within the service area is measured directly either through design plans, aerial photography, or on-site field measurements. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District) to determine the number of ERUs on that parcel. This is shown by:

Non-residential ERUs = (IA / 4,100square feet per ERU), rounded

where:

IA = Impervious Area, measured;
ERU = Equivalent Residential Unit = 4,100 square feet

To calculate the utility fee, the number of non-residential ERUs (in whole numbers) taken from the above calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for a particular parcel. The utility fee calculation for non-residential parcels is shown as:

Utility Fee = No. of ERUs x Rate (derived from rate study analysis)

By definition, undeveloped property is not charged because impervious areas do not exist on undeveloped property.

The District will implement an ERU and rate system that only recognizes complete or whole ERUs. Partial ERUs will not be calculated, but rather rounded to the nearest whole ERU. All properties in the district, unless classified as vacant property as defined in the Schedule of Stormwater Utility Fees or contain less than 200 square feet of impervious surface, should be charged a minimum 1 ERU Stormwater Utility Fee.

3. Definition of Single Family Residence

As all parcels classified as Single Family Residences (SFRs) are to be assigned a flat rate equal to one ERU, it is necessary to define what a single family residence is. Single-family residential properties are defined as follows:

- All single-family residential
- All two-family or duplex properties
- Condominiums with individual Parcel ID numbers and tax billing accounts

The number of ERUs for a non-SFR parcel will be determined by directly measuring the amount of impervious area on the parcel in square feet and dividing this area by 4,100 square feet (one ERU as defined above) to determine the number of ERUs on the non-SFR parcel. Non-SFR properties shall be defined as all multi-family and commercial properties not encompassed by the definition of single-family residential, including:

- Apartments property;
- Condominium property where individual parcel ID numbers and tax billing accounts do not exist;
- Commercial property;
- Industrial property;
- Institutional property;
- Governmental property;
- Churches;
- Schools;
- Federal, State and Locals property; and
- Any other property not mentioned in this or the above single-family list.

4. Definition of Impervious Area

Because the rate methodology is directly based upon the amount of impervious area on a parcel of land, impervious area must also be defined. Impervious area is herein defined as "areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the undisturbed property."

Impervious surfaces include, but are not limited to, rooftops, roof extensions, patios, porches, driveways, sidewalks, athletic courts, paved parking lots and gravel surfaces on which motorized vehicles may travel, or have otherwise become compacted.

5. Public Roadways

Public roadways have been defined by the U.S. Environmental Protection Agency as part of the stormwater conveyance system. According to the Code of Federal Regulations (CFR), a municipal separate storm sewer means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" (CFR 122.26(b)(8)).

Because public roadways are considered part of the stormwater conveyance system and not sources to the system, public roadways, including sidewalks, driveway aprons and bike paths/trails within the public right-of-way, will not be billed.

6. Condominiums

The Clermont County Auditor's Office can provide a Parcel ID Number (PIN) for each condominium unit located within the County. Where a parcel ID number and tax billing account exists with the County Auditor, each condominium unit will be treated as a single-family residence and each condominium owner will be charged one ERU per month. Otherwise, the condominium complex will be categorized as multi-family and commercial, and the impervious area for the entire complex will be measured and the utility fee will be assigned to a single entity (e.g., complex owner, management association/homeowner association).

7. Apartments

All apartment complexes will be treated as multi-family and commercial properties. As such, the impervious area for the entire complex will be measured and the utility fee will be assigned to the owner of the complex.

8. Manufactured Homes

A manufactured home located on land owned by the property owner (clearly defined property boundary), or on leased land (clearly defined property boundary) will be considered a single-family residential property.

If a manufactured home park exists where the home resides within the park and on land with a clearly defined boundary for each unit, each property has separate parcel ID numbers, each property is owned separately, and each property receives a property tax bill from the Auditor's office, these manufactured home properties will be treated as single-family residential properties and billed one ERU per month.

In manufactured home parks where property boundaries do not exist for each unit, the manufactured home park will be considered a multi-family and commercial property. As such, the impervious area for the entire complex will be measured and billed to the property owner.

9. Strip Malls/Office Parks/Malls

Strip malls, office parks and mall properties represent a category of commercial property that may encompass multiple retail oriented units (tenants) normally located within the boundary of a single property. In some instances, a clearly defined property boundary may exist for one of the owners of the retail units. In this case, the impervious area within that property boundary will be charged to that property owner. When there are no clearly defined property boundaries for the individual retail units within the strip mall, office park or mall property, the remaining impervious area for the entire property will be measured and charged to the owner.

10. Recipient of the Bill

The Miami Trails - WES Stormwater District customers will receive a stormwater utility fee billing every other month reflected as a separate line item on the Clermont County Water Resources water and sewer bill. No stormwater fees will be collected from unimproved properties. In instances where a customer account has been set inactive for water and sewer purposes, any unbilled stormwater fees will be billed when the account is reactivated or when final bill is created. Each property will receive stormwater billings that will annually total the charges as set forth in Section VII.

11. Exemptions

Because stormwater fees associated with the District are not taxes but rather "utility fee" or "user fee" rates similar to water or sewer utility fee rates, all property owners receiving such services must pay for that service provided. The Miami Trails - WES Stormwater District provides no exemptions from the stormwater utility fee.

12. Multiple Parcels

In residential cases where the main structure is located on two contiguous and adjacent parcels (land-hooked), only one ERU will be charged for these two parcels.

13. Special Situations

The District has adopted the policies below for the following situations:

- In a situation where the only non-SFR parcels in a District include private roads and/or parking areas and/or clubhouse/common areas for use by the property owners within the District, the utility fee will be derived by dividing the total cost of service for the District by the number of SFR parcels within the District. This policy does not impact the overall costs to the individual users, but rather is intended to simplify the billing process and reduce the administrative burden of the Utility on the District.

- Railroad lines will be treated as pervious and not measured in an impervious area calculation. However, any railroad yards will be measured and charged.
- Properties used for auto storage (a.k.a. junkyards) should have the areas used for auto storage determined. If the autos are stored on gravel or paved surfaces, these areas will be measured and treated as impervious area.
- Properties used to store old auto and truck tires should have the surface beneath areas of stored tires determined. If the tires are stored on gravel or paved surfaces, these areas should be measured and treated as impervious area. If the tires are stored on open, permeable ground, this area will not be included in the impervious area calculation.
- Manufacturing properties that use outside and uncovered storage of raw materials should have the surface beneath the areas of materials determined. If the raw materials are being stored on gravel or paved surfaces, these areas will be measured and treated as impervious area. If the raw materials are stored on open, permeable ground, this area will not be included in the impervious area calculation
- All campgrounds will be considered as multi-family and commercial property types. The entire impervious area will be measured and billed to the campground property owner.
- Dog or animal kennels will be treated as commercial property types. The entire impervious area will be measured and billed to the property owner.

VI. ERU / Number of ERUs

Based on the Impervious Area Rate Methodology and the billing policies listed above, the total number of billing units, or ERUs, for the District's service area is 386.

VII. Rate Determination

As stated above, the Miami Trails - WES Stormwater District will need to generate, on average, annual revenue in the amount of \$53,851/year or \$269,253 over a five year period to perform the services specified in Section III (Level of Service Analysis) within the service area described in Section II. Clermont County has identified a total of 386 Equivalent Residential Units (i.e., the District's billing unit) in the service area.

The rate of charge is determined to be the rate that would generate the revenue needed to perform the District's stated services. Thus, the annual rate is calculated by dividing the five year average annual cost of services by the number of billing units (i.e., ERUs). This is shown as:

Annual Rate = Average Annual Cost of Service / Number of ERUs

where:

Annual Cost of Service = \$53,851
Number of ERUs = 386

The annual fee is therefore calculated as:

Annual Fee = \$ 53,851 per year / 386 ERUs
= \$ 139.51 per ERU per year.

The monthly fee is calculated as:

Monthly Fee = \$139.51 per ERU per year / 12 months
= \$11.63 per ERU per month.

Each property located within the Miami Trails - WES Stormwater District will be billed bi-monthly.



Figure 1 - Map of Miami Trails - WES Subdivision and the proposed storm sewer infrastructure for which the District will be responsible.

Miami Trails - WES Stormwater District

EXHIBIT A - Pipe Inventory and Condition Summary

LOT AFFECTED	ADDRESS	PLAN STRUCTURE ID	INSTALLED DIAMETER	INSTALLED TYPE	LENGTH IN LOTS	CONDITION	NOTES
1	805 WALNUT RIDGE DRIVE	CB 805- MH 102	18	PLASTIC TRUSS	133.3	3	
1,2,3	805 & 807 WALNUT RIDGE DRIVE	CB 102- CB 103	18	PLASTIC TRUSS	125.7	3	
2,3	807 WALNUT RIDGE DR & 6574 ESTATE LANE	CB 103- CB 104	18	PLASTIC TRUSS	129.4	2	
2	807 WALNUT RIDGE DRIVE	CB 104- CB 105	21	PLASTIC TRUSS	25.0	3	HOLE IN PIPE AT 76' AND 4" TAP AT 126'
10,11	6573 & 6575 WALNUT RIDGE DRIVE	CB 108- MH 109	12	POLYPROPYLENE	35.0	3	FRACTURE IN PIPE AT 72' (IN R/W)
10	6573 ESTATE LANE	CB 106- MH 109	21	PLASTIC TRUSS	15.0	3	
10,11	6573 & 6575 ESTATE LANE	MH 109- CB 110	21	PLASTIC TRUSS	112.0	1	
10,14	6573 ESTATE LANE & 6707 DEERVUE DRIVE	CB 111- CB 110	21	POLYPROPYLENE	45.3	2	INNER PART OF PIPE DETACHED FROM CORRUGATION AT 109' AND 112' (SURVEY ABANDONED)
13,14	6705 & 6707 DEERVUE DRIVE	CB 112- CB 111	24	POLYPROPYLENE	190.7	3	ROOTS IN JOINT AT 38'
57,58	6708 DEERVUE DR & 706 DEER TRAIL CT	CB 113- HW 114	24	PLASTIC TRUSS	103.7	3	
56,57,58,59	6708, 6710 DEERVUE DR & 706, 708 DEER TRAIL CT	HW 114- CB NOT ON PLANS	24	PLASTIC TRUSS	161.8	3	
55,60	710 DEER TRAIL CT & 6712 DEERVUE DR	NOT ON PLANS	24	POLYPROPYLENE	52.6	2	PIPE FRACTURE AT 12'
16,17	6699 & 6701 DEERVUE DRIVE	CB 126- CB 127	12	POLYPROPYLENE	168.4	3	
51	6704 DEERVUE DRIVE	CB 130- MH 131	12	POLYPROPYLENE	28.0	3	
51,52	6704 DEERVUE DR & 707 DEER TRAIL CT	MH 131- HW 132	18	POLYPROPYLENE	53.0	3	
51	6704 DEERVUE DRIVE	CB 128- MH 131	18	POLYPROPYLENE	139.4	3	
52,53	707 & 709 DEER TRAIL COURT	HW 156- HW 157	18	POLYPROPYLENE			ROCK IN INVERT
54	711 DEER TRAIL COURT	NOT ON PLANS	24	POLYPROPYLENE	67.3	2	NOT TELEVIEWED
69	6713 DEERVUE DRIVE	MH 117- CB 116	18	POLYPROPYLENE	84.3	3	EGG SHAPED PIPE / OFFSET JOINTS/ CRACKS IN PIPE
69,70,71	814 & 816 WALNUT RIDGE DR & 6713 DEERVUE DR	CB 118- MH 117	18	POLYPROPYLENE	165.9	2	
63,70	916 WALNUT RIDGE DR & 6716 DEERVUE DR	CB 118- MH 124	18	POLYPROPYLENE	80.0	3	ROOTS IN JOINT AT 141'
62	6716 DEERVUE DRIVE	CB 123- MH 124	12	POLYPROPYLENE	25.0	3	
62,63	6716 & 6718 DEERVUE DRIVE	CB 121- MH 124	15	POLYPROPYLENE	20.0	3	
62,63	6716 & 6718 DEERVUE DRIVE	MH 124- HW 125	21	POLYPROPYLENE	114.3	3	
61	6714 DEERVUE DRIVE	NOT ON PLANS	24	POLYPROPYLENE	50.1	3	
55,60	6712 DEERVUE DR & 710 DEER TRAIL CT	NOT ON PLANS	24	POLYPROPYLENE	3.0	2	EGG SHAPED PIPE
66	6719 DEERVUE DRIVE	CB 155- CB 125	12	POLYPROPYLENE	201.5	3	SURVEY ABANDONED DUE TO RIPPED BELL AT CB
20,26	597 & 600 DOE RUN COURT	CB 133- MH 137	12	POLYPROPYLENE	125.0	3	
28,29	601 & 603 DOE RUN COURT	CB 135- CB 134	12	POLYPROPYLENE	220.0	3	
19,20	600 & 602 DOE RUN COURT	MH 141- MH 137	15	POLYPROPYLENE	262.4	3	
19	602 DOE RUN COURT	MH 141- CB 140	12	POLYPROPYLENE	5.0	3	
19	602 DOE RUN COURT	MH 141- CB 142	15	POLYPROPYLENE	25.0	3	
49,50	6698 & 6700 DEERVUE DRIVE	CB 142- MH 143	18	POLYPROPYLENE	146.7	3	
49,52	6700 DEERVUE DRIVE & 707 DEER TRAIL COURT	MH 143- HW 144	18	POLYPROPYLENE	168.3	2	
30,31	6691 DEERVUE DR & 605 DOE RUN CT	CB 145- CB 147	12	PVC	15.0	3	HW WAS REMOVED AND PIPE EXTENDED AT 25 DEGREES RIGHT (BEND)
46,47	6694 & 6696 DEERVUE DRIVE	CB 147- MH 148	12	PVC	101.6	3	
46,47	6694 & 6696 DEERVUE DRIVE	MH 148- HW 149	12	POLYPROPYLENE	46.4	3	
43	6686 DEERVUE DRIVE	MH 152- CB 151	12	POLYPROPYLENE	60.0	3	
43,44	6686 & 6688 DEERVUE DRIVE	MH 152- HW 153	12	POLYPROPYLENE	135.1	3	
418,419	1408 & 1410 MIAMI LAKE DRIVE	MH 102- CB 101	15	POLYPROPYLENE	187.8	2	
418,419	1408 & 1410 MIAMI LAKE DRIVE	HW 103- MH 102	15	POLYPROPYLENE	30.9	3	GROUND ROD THROUGH PIPE AT 20'
423	6727 MIAMI WOODS DRIVE	CB 106- CB 104	18	POLYPROPYLENE	130.8	1	
384	6722 MIAMI WOODS DRIVE	CB 106- MH 107	18	POLYPROPYLENE	45.0	3	FRACTURED PIPE FROM 175' TO 180'/SOIL VISIBLE
384	6722 MIAMI WOODS DRIVE	MH 107- HW 108	18	POLYPROPYLENE	101.0	3	
416	6729 MIAMI WOODS DRIVE	CB 110- HW 109	18	POLYPROPYLENE	109.6	3	
408,409	6726 MIAMI WOODS DR & 1416 MIAMI LAKE DR	CB 111- CB 112	18	POLYPROPYLENE	106.3	3	
409	6726 MIAMI WOODS DRIVE	CB 112- HW 173	18	POLYPROPYLENE	18.3	3	
412,474	6732 MIAMI WOODS DR & 1516 WOODSTRAIL LN	CB 171- HW 172	12	POLYPROPYLENE	74.3	3	
412,458	6732 MIAMI WOODS DR & 1516 WOODSTRAIL LN	CB 171- CB 172A	15	POLYPROPYLENE	62.1	3	CB 172A INSTALLED ON EXISTING LINE BUT NOT ON PLANS
424,425	6723 & 6725 MIAMI WOODS DRIVE	CB 114- CB 113	12	POLYPROPYLENE	20.7	3	
382,383	6720 MIAMI WOODS DR & 1300 WOODLAKE CT	CB 115- HW 116	15	POLYPROPYLENE	112.5	3	
368,369	6714 MIAMI WOODS DR & 1301 WOODLAKE CT	MH 119- CB 118	12	POLYPROPYLENE	30.9	3	
368,369	6714 MIAMI WOODS DR & 1301 WOODLAKE CT	MH 119- HW 120	15	POLYPROPYLENE	237.3	1	TAP IN AT 163'/MULTIPLE FRACTURES FROM 165' TO 224'/PIPE CRUSHED AT 237' (SURVEY ABANDONED)
431	1197 RIDGEWOOD DRIVE	CB 124- CB 125	15	POLYPROPYLENE	151.1	2	ROOTS IN JOINT AT 63'
431,432	1197 RIDGEWOOD DR & 6719 MAIMI WOODS DR	CB 127- HW 126	18	POLYPROPYLENE	74.8	3	
431,432	1197 RIDGEWOOD DR & 6719 MAIMI WOODS DR	CB 125- CB 127	18	POLYPROPYLENE	132.0	3	
431,432	1197 RIDGEWOOD DR & 6719 MAIMI WOODS DR	CB 128- CB 125	18	POLYPROPYLENE	15.6	3	
337,338	1199 RIDGEWOOD DR & 6708 MIAMI WOODS DR	CB 129- HW 130	21	POLYPROPYLENE	149.4	2	JOINT CONNECTION BAND NOT TIGHT (EXPOSED AGGREGATE) AT 159'/ FRACTURE AT 162'
474,466	1516 WOODSTRAIL LANE	CB 168- HW 172	18	POLYPROPYLENE	165.8	2	PIPE SPLITTING AT 161'
466	6745 MIAMI WOODS DRIVE	CB 167- MH 105 (6 F 3)	18	POLYPROPYLENE	10.0	3	
464-467	6744-6743 MIAMI WOODS DRIVE	CB 166- CB 167	18	POLYPROPYLENE	52.0	3	
464,465	6744 & 6746 MIAMI WOODS DRIVE	CB 166- CB 165	15	POLYPROPYLENE	203.7	3	
440	908 FORESTVIEW COURT	CB 133- HW 134	12	POLYPROPYLENE	108.0	3	
440	908 FORESTVIEW COURT	CB 136- CB 135	12	POLYPROPYLENE	16.6	3	
439-441	906-908 FORESTVIEW COURT	CB 136- HW 137	12	POLYPROPYLENE	38.1	2	ROOTS IN JOINT
333	1102 OAK RIDGE COURT	CB 139- CB 140	12	POLYPROPYLENE	151.8	3	
332,333	1102 & 1104 OAK RIDGE COURT	CB 141- CB 140	15	POLYPROPYLENE	15.5	3	
325,326	1103 & 1105 OAK RIDGE COURT	CB 142- MH 143	15	POLYPROPYLENE	106.8	2	
325,326	1103 & 1105 OAK RIDGE COURT	MH 143- HW 144	15	POLYPROPYLENE	17.0	1	MULTIPLE FRACTURES IN PIPE AT 13'/LARGE JOINT SEPARATION AT 17' (ABANDONED SURVEY)
	1114 OAK RIDGE COURT		12		18.0		EXTENSION NOT ON PLANS
	1114 OAK RIDGE COURT		12		35.0		NOT SURVEYED (ON PRIVATE DRIVE)
	1114 OAK RIDGE COURT		12		17.0		NOT SURVEYED (ON PRIVATE DRIVE)
321	1114 OAK RIDGE COURT	CB 149- CB 150	12	VITRIFIED CLAY	28.6	2	REQUIRES CLEANING
321	1114 OAK RIDGE COURT	CB 150- HW 151	12	VITRIFIED CLAY	85.8	2	REQUIRES CLEANING (CONCRETE WASHOUT)
450	6675 MIAMI WOODS DRIVE	CB 153- HW 155	12	POLYPROPYLENE	140.0	3	
	6675 MIAMI WOODS DRIVE		12		50.0		NOT SURVEYED
316	6680 MIAMI WOODS DRIVE	CB 157- MH 158	15	POLYPROPYLENE	65.0	3	
316	6680 MIAMI WOODS DRIVE	MH 158- HW 159	15	POLYPROPYLENE	64.0	3	
313	612 VALLEY WOODS COURT	CB 162- MH 163	12	POLYPROPYLENE	110.0	3	
313	612 VALLEY WOODS COURT	MH 163- HW 164	12	POLYPROPYLENE	73.9	3	
356,357	1216 & 1218 RIDGEWOOD DRIVE	MH 137- MH 138	12	POLYPROPYLENE	114.0	2	ROOTS IN JOINT AT 109'/FRACTURES AT 125'
356	1218 RIDGEWOOD DRIVE	MH 138- HW 139	12	POLYPROPYLENE	53.1	2	ROOTS IN JOINT AT 23'/FRACTURES AT 50' (PIPE EXTENDED)
356	1218 RIDGEWOOD DRIVE	NOT ON PLANS	24	POLYPROPYLENE	46.6	1	PIPE COLLAPSED/SURVEY ABANDONED
356	1218 RIDGEWOOD DRIVE	NOT ON PLANS	15	POLYPROPYLENE	42.8	3	
354,355	1220 & 1222 RIDGEWOOD DRIVE	CB 141- MH 142	12	POLYPROPYLENE	152.9	2	ROOTS IN JOINT AT 125'
354,355	1220 & 1222 RIDGEWOOD DRIVE	MH 142- HW 143	12	POLYPROPYLENE	33.4	3	
375	1313 WOODLAKE COURT	MH 149- HW 147	12	POLYPROPYLENE	57.6	3	
375	1313 WOODLAKE COURT	MH 149- HW 148	12	POLYPROPYLENE	30.4	1	PIPE COLLAPSED/SURVEY ABANDONED
375	1313 WOODLAKE COURT	MH 149- MH 150	30	POLYPROPYLENE	94.8	1	PIPE FLOWLINE FOLDED UPWARD/SURVEY ABANDONED
		MH150- MH151	36		45.0		NO SURVEY PERFORMED
370,371	1303 & 1305 WOODLAKE COURT	CB 122- MH 123	12	POLYPROPYLENE	105.1	3	
370,371	1303 & 1305 WOODLAKE COURT	HW 124- MH 123	12	POLYPROPYLENE	40.9	1	3" PIPE TAP IN AT 40.9'/SURVEY ABANDONED

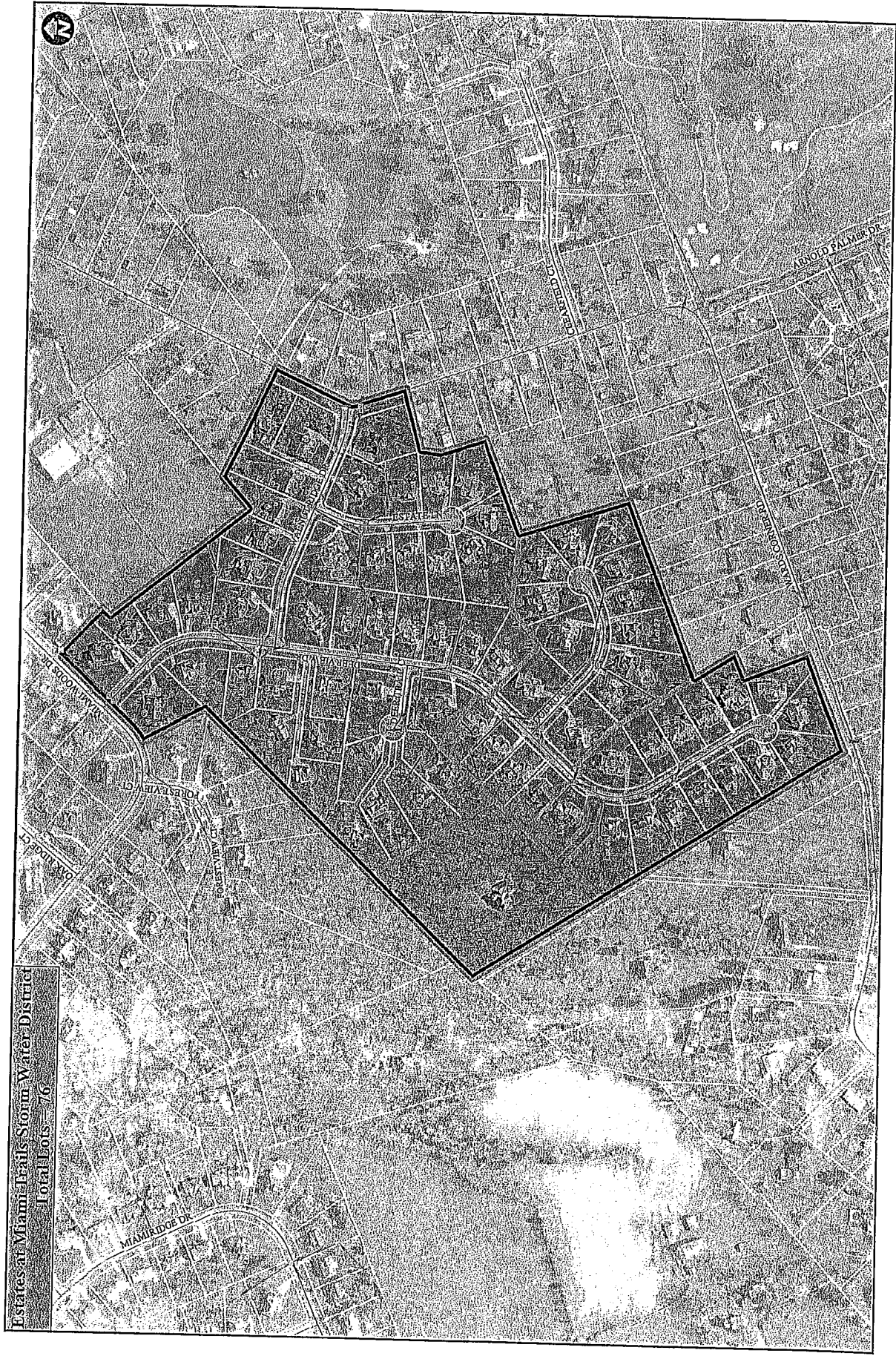
Miami Trails - WES Stormwater District

EXHIBIT A - Pipe Inventory and Condition Summary

LOT AFFECTED	ADDRESS	PLAN STRUCTURE ID	INSTALLED DIAMETER	INSTALLED TYPE	LENGTH IN LOTS	CONDITION	NOTES
376,377	1310 & 1312 WOODLAKE COURT	CB 126- MH 127	12	POLYPROPYLENE	114.8	2	TOP OF PIPE BROKEN AT 19'
376	1439 WOODLAKE COURT	MH 127- HW 128	12	POLYPROPYLENE	35.9	3	
387,388	1423 & 1425 MIAMI LAKE DRIVE	CB 107A- MH 110	20	PVC	13.5	3	
387,388	1423 & 1425 MIAMI LAKE DRIVE	CB 107A- HW 107	20	PVC	166.0	2	REQUIRES CLEANING
399	1434 MIAMI LAKE DRIVE	CB 110- MH 111	24	POLYPROPYLENE	80.0	3	
399	1434 MIAMI LAKE DRIVE	CB 111- HW 112	24	POLYPROPYLENE	88.3	3	
397,398	1436 & 1438 MIAMI LAKE DRIVE	CB 114- MH 115	12	PVC	102.2	3	
397,398	1436 & 1438 MIAMI LAKE DRIVE	MH 115-MH116	15	POLYPROPYLENE	18.7	2	8" PVC PIPE INSERTED INSIDE 15" STORM PIPE
			12		20.0		COULDN'T FIND
			12		38.0		COULDN'T FIND
397,401	1438 & 1430 MIAMI LAKE DRIVE	CB 119-HW 120	24	POLYPROPYLENE	53.5	2	PIPE DEFORMED AT 11'/FRACTURE AT 48'
498,500	1232 RIDGEWOOD DR & 6201 REDHAWK CT	CB 133- HW 134	60	CMP	293.7	2	GRATE INSIDE PIPE AT HEADWALL
500,502	1232 RIDGEWOOD DR & 785 CEDAR DR	CB 133- HW 132	30	POLYPROPYLENE	17.9	1	100% BLOCKAGE AT HW (SURVEY ABANDONED)
501	783 CEDAR ROAD	MH 127- MH 128	24	POLYPROPYLENE	35.8	3	
501	783 CEDAR DRIVE	MH 128- MH 129	24	POLYPROPYLENE	31.0	2	ROOTS IN PIPE FRACTURE AT 27'/ FRACTURE IN PIPE AT 29'
501,502	783 & 785 CEDAR DRIVE	MH 129- MH 130	24	POLYPROPYLENE	9.7	1	PIPE UNDER WATER (SURVEY ABANDONED)
502	785 CEDAR DRIVE	MH 130- HW 131	24	POLYPROPYLENE	25.0	1	PIPE UNDERWATER (NO SURVEY PERFORMED)
513,527	778 CEDAR DR & 1240 RIDGEWOOD DR	CB 101- CB 102	12	POLYPROPYLENE	177.3	2	LARGE ROCKS AT 18' AND 185'
519,520	789 & 791 CEDAR DRIVE	MH 203- MH 204	12	POLYPROPYLENE	103.3	3	
519,520	789 & 791 CEDAR DRIVE	MH 204- MH 205	12	DUCTILE IRON	76.2	3	
519,520	789 & 791 CEDAR DRIVE	MH 205- MH 207	12	POLYPROPYLENE	25.2	3	
500,501	1232 RIDGEWOOD DR & 783 CEDAR DR	MH 128- MH 127	24	CONCRETE	35.1	3	
538,539	870 & 872 EAGLEVIEW COURT	CB 202- CB 203	12	POLYPROPYLENE	100.2	3	
538,539	870 & 872 EAGLEVIEW COURT	CB 100- MH 101	12	POLYPROPYLENE	77.6	3	HW 204 WAS REPLACED WITH A MANHOLE 101
533,539	870 EAGLEVIEW CT & 1253 RIDGEWOOD DR	MH 101- MH 102	12	POLYPROPYLENE	97.7	3	
588	1253 RIDGEWOOD DRIVE	MH 103- MH 102	15	POLYPROPYLENE	232.0	3	
589	1257 RIDGEWOOD DRIVE	MH 103-HW 104	15	POLYPROPYLENE	155.4	3	
610,611	6592 TRAILWOODS DR & 1252 RIDGEWOOD DR	CB 110- CB 109	12	POLYPROPYLENE	1	1	PIPE FULL OF MUD (SURVEY ABANDONED)
531,586	6597 & 6599 TRAILWOODS DRIVE	MH 103- CB 101	15	POLYPROPYLENE	122.0	2	LARGE ROCK AT 142' (SURVEY ABANDONED) NEEDS TO BE CLEANED
590,591	1259 & 1261 RIDGEWOOD DRIVE	MH 306- MH 307	30	POLYPROPYLENE	26.7	3	
590,591	1259 & 1261 RIDGEWOOD DRIVE	MH 307- HW 308	36	POLYPROPYLENE	196.7	3	
590,591	1259 & 1261 RIDGEWOOD DRIVE	CB 303- MH 307	30	POLYPROPYLENE	105.5	3	
593,594	6559 & 6561 JENNA LANE	MH 214-MH 215	36	POLYPROPYLENE	18.3	3	
	6559 & 6561 JENNA LANE		36		34.9		PIPE HOLDING WATER
601	6556 RIDGEWOOD DRIVE	MH 214-HW 204	12	POLYPROPYLENE	50.0	3	
597,598	6567 & 6569 JENNA LANE	CB 105- HW 106	24	POLYPROPYLENE	78.2	3	
	1255 Ridgewood		21		20.0		NO ACCESS
	1255 Ridgewood		42		50.0		NO ACCESS
605,606	1260 & 1262 RIDGEWOOD DRIVE	CB 300- CB 301	30	POLYPROPYLENE	7.7	3	
622, 639A	1268 & 1270 RIDGEWOOD DRIVE	CB 300- CB 301	24	POLYPROPYLENE	71.7		NOT TV'D, NO REPORT
622,639A	1268 & 1270 RIDGEWOOD DRIVE	CB 301- CB 200	12	POLYPROPYLENE	77.3		NOT TV'D, NO REPORT
620	1268 RIDGEWOOD DRIVE	CB 200- CB 205	24	POLYPROPYLENE	4.5	3	
591	1261 RIDGEWOOD DRIVE	CB 302- CB 303	30	POLYPROPYLENE	9.1	3	
553,554	6580 GLENLAUREL COURT	CB 102- CB 103	12	POLYPROPYLENE	54.5	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 103- CB 104	12	POLYPROPYLENE	169.2	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 104- HW 107	12	POLYPROPYLENE	61.4	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 106- CB 104	12	POLYPROPYLENE	100.2	3	
549,552	6560 & 6570 GLENLAUREL COURT	CB 105- CB 106	12	POLYPROPYLENE	56.1	3	
632	6819 TIMBERVIEW COURT	HW 200- CB 201	?		29.7		NOT TV'D, NO REPORT
632	6819 TIMBERVIEW COURT	CB 201- HW 202	?		11.9		NOT TV'D, NO REPORT
631-633	6817, 6819, & 6821 TIMBERVIEW CT	CB 101- HW 100	18	POLYPROPYLENE	226.3	3	
620	1268 RIDGEWOOD DRIVE	CB 205- CB 200	24	POLYPROPYLENE	6.9	3	
					11,633.4		
					Condition:	1 - Needs Immediate attention	
						2 - Average	
						3 - Good	

Miami Trails — WES Stormwater District
EXHIBIT “B”
Stormwater District Boundaries





Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
1	172521C122.	SCHAFER ROBERT P & KIRS...	768 CEDAR DR
2	172521C121.	WEINHEIMER JENNIFER GORZELAN'	770 CEDAR DR
3	172521C123.	BARTL GEORGE J TRUSTEE	771 CEDAR DR
4	172521C120.	CABLE BRIAN M & MCCLEA MELANI	772 CEDAR DR
5	172521C124.	ANASTASIA BRAD & TRACY	773 CEDAR DR
6	172521C119.	PATTON KENNETH R & KERRY...	774 CEDAR DR
7	172521C125.	ADKINS ROCKFORD J II & K...	775 CEDAR DR
8	172521C126.	SCHOLL AMY & SHREWSBERRY...	777 CEDAR DR
9	172521C117.	PAPP JODIE L	778 CEDAR DR
10	172521C127.	HADDEN DAVID B & DIANA L	779 CEDAR DR
11	172521C116.	PAASCH MICHAEL A & MARCI...	780 CEDAR DR
12	172521C115.	JONES MARK P & ADRIENNE ...	782 CEDAR DR
13	172521C105.	GROME THOMAS G & WENDY R	783 CEDAR DR
14	172521C114.	HENDERSON TERESA M	784 CEDAR DR
15	172521C106.	HERMAN JUDAH C & JACQUEL...	785 CEDAR DR
16	172521C113.	MORAN MICHAEL J & KRISTINA S	786 CEDAR DR
17	172521C107.	ZINCHINI JOE & VERONICA	787 CEDAR DR
18	172521C172.	HUFF PHILIP MATTHEW & MI...	788 CEDAR DR
19	172521C108.	KOHL DOUGLAS J & ALYSON...	789 CEDAR DR
20	172521C173.	GLOWACKI MATTHEW S & MEG...	790 CEDAR DR
21	172521C109.	CAVALLARO LOUIS & JUDITH...	791 CEDAR DR
22	172521C174.	FREVE ANTHONY A & ERICA ...	792 CEDAR DR
23	172521C110.	KAMERUD ANDREW Q & DANIELLE	793 CEDAR DR
24	172521C111.	MEADE JASON TODD & STEPH...	795 CEDAR DR
25	172521C112.	HARTZLER KEVIN L & KRIST...	797 CEDAR DR
26	172521C171.	ODELL JILL E	799 CEDAR DR
27	172521C170.	COMPTON LARRY A & KIMBER...	801 CEDAR AL
28	172521B224.	DOUBLE EAGLE PROPERTIES ...	837 CEDAR DR
29	172521B225.	SCHILDMAYER LAWRENCE T SR & C	841 CEDAR DR
30	172521B226.	BIXLER MARK W & SANDRA R	845 CEDAR DR
31	172521B223.	DOUBLE EAGLE PROPERTIES ...	846 CEDAR DR
32	172521B227.	OSPINA DIEGO & CASAS MARIA	849 CEDAR DR
33	172521B222.	ALLON KEVIN & MEREDITH A	852 CEDAR DR
34	172521B228.	DOUBLE EAGLE PROPERTIES ...	853 CEDAR DR
35	172521F143.	CLOSE THOMAS R & JESSICA...	706 DEER TRAIL CT
36	172521F138.	HABERSTICH WELLS DANIEL ...	707 DEER TRAIL CT
37	172521F142.	BRANTLEY JUSTIN D & JESS...	708 DEER TRAIL CT
38	172521F139.	BOMAR SPENCER E & DIANNE...	709 DEER TRAIL CT
39	172521F141.	SWEET KIM D	710 DEER TRAIL CT

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
40	172521F140.	SEDRA BRIAN S & STEPHANIE	711 DEER TRAIL CT
41	172521F230.	KHOSLA RAMESH C & SUDESH	6677 DEERVIE DR
42	172521F231.	PARVANOV IVAYLO M & ERZS...	6678 DEERVIE DR
43	172521F229.	KUNTZ REBECCA L	6679 DEERVIE DR
44	172521F232.	MORRISON ANDREW SCOTT & ...	6680 DEERVIE DR
45	172521F233.	WENGER JOEL C & ELIZABET...	6682 DEERVIE DR
46	172521F228.	AIELLO ANTHONY J & LAURE...	6683 DEERVIE DR
47	172521F234.	HIPPS JESSE SR & EUNICE ...	6684 DEERVIE DR
48	172521F227.	ROWANE CHRISTOPHER M TRU...	6685 DEERVIE DR
49	172521F235.	MUELLER ANNETTE & RONALD	6686 DEERVIE DR
50	172521F226.	COCHRAN ROBERT W & BARBA...	6687 DEERVIE DR
51	172521F236.	COLLETO DANIEL JAMES & ...	6688 DEERVIE DR
52	172521F225.	JEPSON JOSEPH K & MOLLY E	6689 DEERVIE DR
53	172521F237.	EARLY NICHOLAS ALBERT & ...	6690 DEERVIE DR
54	172521F224.	SALATIN RONALD A & SUSAN...	6691 DEERVIE DR
55	172521F118.	JACKSON PRICE O & CAROL ...	6692 DEERVIE DR
56	172521F001.	CHEVALIER SUZANNE F TRUS...	6694 DEERVIE DR
57	172521F221.	COSGROVE KATHLEEN M	6696 DEERVIE DR
58	172521F136.	ANDERSON KIMBERLY S & NA...	6697 DEERVIE DR
59	172521F222.	SUSSLI MICHAEL & ANNETTE	6698 DEERVIE DR
60	172521F135.	CONATY JOHN J & CATHERIN...	6699 DEERVIE DR
61	172521F223.	HICKS NATHANIEL C & KATH...	6700 DEERVIE DR
62	172521F134.	MANSOUR MARK M & ROBERT ...	6701 DEERVIE DR
63	172521F116.	SMITH LELAND D & ELIZABE...	6702 DEERVIE DR
64	172521F133.	FITZGIBBON MATTHEW J & S...	6703 DEERVIE DR
65	172521F137.	SANCRANT MARK A & JOSHI ...	6704 DEERVIE DR
66	172521F132.	WIEHE MARK L & KAREN	6705 DEERVIE DR
67	172521F131.	BOYD MICHAEL G & JUDITH ...	6707 DEERVIE DR
68	172521F144.	FLORES JESSICA HAYES & ANDRE J	6708 DEERVIE DR
69	172521F130.	PETERSON DANIEL & KAROLI...	6709 DEERVIE DR
70	172521F145.	OSBORN JONATHAN T & SUZA...	6710 DEERVIE DR
71	172521F146.	MAURER WILLIAM J & MAYA ...	6712 DEERVIE DR
72	172521F153.	POTTS ROBERT L & MARCIA ...	6713 DEERVIE DR
73	172521F147.	HOFFMAN JEFFERY & ALLISO...	6714 DEERVIE DR
74	172521F152.	RIDENOUR CLINTON M & ASHLEIGH	6715 DEERVIE DR
75	172521F148.	COMBS RENEE M & CLARK W	6716 DEERVIE DR
76	172521D184.	CRONIN MARTY A & TANIA E	6717 DEERVIE DR
77	172521F149.	MCLAIN KENT & ASHLEY	6718 DEERVIE DR
78	172521D183.	JONES WILLIAM M & GERRI	6719 DEERVIE DR

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
79	172521F150.	GORRELL SHAWN C & KARA F	6720 DEERVIEW DR
80	172521D182.	STELLA MICHAEL R & ADRIA...	6722 DEERVIEW DR
81	172521F214.	GIAMBRA ROBERT & JACKIE L	593 DOE RUN CT
82	172521F213.	SHERMAN BELINDA & JOSEPH	594 DOE RUN CT
83	172521F215.	HANSEN SONJA M	595 DOE RUN CT
84	172521F212.	RUBIO ROLAND & MANDY	596 DOE RUN CT
85	172521F216.	SANDERS STEVEN & DANA	597 DOE RUN CT
86	172521F211.	MCNERNEY PATRICK M & ABB...	598 DOE RUN CT
87	172521F217.	COOK DAMIEN M & JENNIFER	599 DOE RUN CT
88	172521F210.	GREGORSOK RONALD & MINDY	600 DOE RUN CT
89	172521F218.	DAY BENJAMIN RANDOLPH II...	601 DOE RUN CT
90	172521F209.	JOHNSON ROBERT DOUGLAS T...	602 DOE RUN CT
91	172521F219.	THOMPSON DAVID L & DEBO...	603 DOE RUN CT
92	172521F220.	WOLF JAMES M & SUSAN M	605 DOE RUN CT
93	172521C142.	KRIEGER BENJAMIN & HEIDI	869 EAGLEVIEW CT
94	172521C141.	SEAVEY RENEE P & JOHN T	870 EAGLEVIEW CT
95	172521C143.	CHARLSON MATTHEW P & WEN...	871 EAGLEVIEW CT
96	172521C140.	SHEPHERD DAVID L & BETSY...	872 EAGLEVIEW CT
97	172521C144.	HESS OTIS R III & MARYBE...	873 EAGLEVIEW CT
98	172521F125.	PATTERSON JACOB M & KATI...	6567 ESTATE LN
99	172521F124.	CANTRELL CALIN & WRIGHT ...	6568 ESTATE LN
100	172521F126.	ZIMMER ZACHARY & JILLIAN	6569 ESTATE LN
101	172521F123.	REYNOLDS JASON M & JILL	6570 ESTATE LN
102	172521F127.	MCGEENEY JOHN P & DIANE	6571 ESTATE LN
103	172521F122.	SEIBERT DEREK W & KATHRYN	6572 ESTATE LN
104	172521F128.	ORTIZ PEDRO R & VANDERGR...	6573 ESTATE LN
105	172521F121.	STONE MATTHEW & JENNIFER	6574 ESTATE LN
106	172521F129.	MUCCIO ANNE G	6575 ESTATE LN
107	172521D157.	SHEA RICHARD P & CATHERI...	900 FOREST VIEW CT
108	172521D158.	WELLENS JEFFREY J & JANE...	902 FOREST VIEW CT
109	172521D164.	WADDELL ERIC J & LISA M	903 FOREST VIEW CT
110	172521D159.	SCROGGINS STEPHEN P & KE...	904 FOREST VIEW CT
111	172521D163.	DELLEFIELD JAMES A & JOA...	905 FOREST VIEW CT
112	172521D160.	MURNAN CRAIG & HEATHER	906 FOREST VIEW CT
113	172521D162.	ALIAGA MATTHEW J & BRAND...	907 FOREST VIEW CT
114	172521D161.	SCHOENY STEVE & LINDA	908 FOREST VIEW CT
115	172521D264.	HOLCOMB ANDREW J & ABBY ...	6560 GLENLAUREL CT
116	172521D263.	FENING BRIAN T & SPERELAKIS SHE	6562 GLENLAUREL CT
117	172521D262.	VAN SCHAIK JAMES M & CHR...	6564 GLENLAUREL CT

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
118	172521D261.	MILLER CALEB & BRENDA	6566 GLENLAUREL CT
119	172521D260.	SWEDES DAVID H JR TRUSTE...	6568 GLENLAUREL CT
120	172521D259.	BISOONI CHRISTIAN L & PA...	6570 GLENLAUREL CT
121	172521D258.	ROMAN JOSEPH A & LESLIE ...	6572 GLENLAUREL CT
122	172521D257.	TAYLOR SANNA-RAE	6574 GLENLAUREL CT
123	172521B166.	BLACKBURN MONICA	6557 JENNA LN
124	172521B187.	LONG BRADLEY W & CASSANDRA R	6563 JENNA LN
125	172521B188.	RIPLEY SCOTT H & MELINDA...	6565 JENNA LN
126	172521B189.	PERKINS RYAN L & ANGELA ...	6567 JENNA LN
127	172521B172.	BOECKERMAN TED & CHRISTI...	6569 JENNA LN
128	172521B173.	WESTERMAN TERRENCE & SHA...	6571 JENNA LN
129	172521B174.	MORGAN ANTHONY & RHONDA ...	6573 JENNA LN
130	172521B167.	DOUBLE EAGLE PROPERTIES ...	JENNA LN
131	172521B186.	DOUBLE EAGLE PROPERTIES ...	JENNA LN
132	172521D106.	CAMPBELL CINDY WIDMYER	1402 MIAMI LAKES DR
133	172521D105.	CORNWALL GEOFFREY E & AL...	1404 MIAMI LAKES DR
134	172521D104.	DRESMANN ROBERT JR & GRETCH	1406 MIAMI LAKES DR
135	172521D103.	SOWERS JACOB D & ALICE C	1408 MIAMI LAKES DR
136	172521D102.	BUELL CHRISTINE M	1410 MIAMI LAKES DR
137	172521D101.	ESKENDER HEZEKIEL & SABA...	1412 MIAMI LAKES DR
138	172521D092.	MCCAW JEFFREY R & SHARON	1416 MIAMI LAKES DR
139	172521D154.	LAURENT RYAN J & MELANIE...	6665 MIAMI WOODS DR
140	172521D153.	KUDO TERRY Y & YURIKO	6667 MIAMI WOODS DR
141	172521D152.	BURGHARD CLAUDIA A & EDW...	6669 MIAMI WOODS DR
142	172521D151.	ROBERTS BERNARD F & BEVE...	6671 MIAMI WOODS DR
143	172521D150.	DEWITT JOSHUA D & MEREDITH	6673 MIAMI WOODS DR
144	172521D149.	BARRETT ANDREW R & BEVER...	6675 MIAMI WOODS DR
145	172521D181.	CRUSE THOMAS A & MARCIA ...	6677 MIAMI WOODS DR
146	172521D133.	ZACK DAVID C & CARLA A	6678 MIAMI WOODS DR
147	172521D180.	MATTHEWS KEVIN G & SUZAN...	6679 MIAMI WOODS DR
148	172521D142.	KERR JONATHAN C & DENICE...	6680 MIAMI WOODS DR
149	172521D179.	GEIST GORDON W & AMY L	6681 MIAMI WOODS DR
150	172521D143.	CLARK RONALD H & CATHY N...	6682 MIAMI WOODS DR
151	172521D178.	BURNS WILLIAM T & DEBORA...	6683 MIAMI WOODS DR
152	172521D266.	KNECHT JASON W & BROOKE D	6684 MIAMI WOODS DR
153	172521D177.	MCCORT TIMOTHY J & MARGA...	6685 MIAMI WOODS DR
154	172521D267.	KELLY MICHAEL F JR & JEN...	6686 MIAMI WOODS DR
155	172521D176.	WINGER CHARLES J & BONNI...	6687 MIAMI WOODS DR
156	172521D146.	MCKENZIE PHILIP A & LYSE...	6692 MIAMI WOODS DR

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
157	172521D147.	SNIDER DONALD R & DEBRA ...	6694 MIAMI WOODS DR
158	172521D148.	HOENLE WILLIAM F & SHARO...	6696 MIAMI WOODS DR
159	172521D156.	DILANDRO CYNTHIA H	6702 MIAMI WOODS DR
160	172521D082.	HAUNERT MICHAEL A & TARA...	6704 MIAMI WOODS DR
161	172521D083.	BARTNIK JEFFREY R & TABLE CHERY	6706 MIAMI WOODS DR
162	172521D084.	HUENING KRISTYN J	6708 MIAMI WOODS DR
163	172521D086.	CASPERSON MARGARET E & S...	6712 MIAMI WOODS DR
164	172521D087.	SCHENZ L PAUL & SUSAN M	6714 MIAMI WOODS DR
165	172521D253.	VENOSA ANDREW P & EMILY ...	6717 MIAMI WOODS DR
166	172521D111.	ROBINSON MATTHEW C & JES...	6719 MIAMI WOODS DR
167	172521D090.	ANDERSON TIM & NATALIE	6720 MIAMI WOODS DR
168	172521D110.	LORIO SAM W & LEE S	6721 MIAMI WOODS DR
169	172521D091.	SANDERSON TERRY L & APRI...	6722 MIAMI WOODS DR
170	172521D109.	ROBBEN DANIEL P JR & SAR...	6723 MIAMI WOODS DR
171	172521D108.	QUISENBERRY RANDALL S & ...	6725 MIAMI WOODS DR
172	172521D093.	PRATER ERIC M & JOANNE E	6726 MIAMI WOODS DR
173	172521D107.	STRUTZEL PATRICK J & DON...	6727 MIAMI WOODS DR
174	172521D094.	FONDACARO JOSEPH D JR & ...	6728 MIAMI WOODS DR
175	172521D100.	WALKER GARY J & KIRSTY	6729 MIAMI WOODS DR
176	172521D095.	KORMOS EVAN M & NICOLE L	6730 MIAMI WOODS DR
177	172521D099.	TREMBLAY CHRISTOPHER D &...	6731 MIAMI WOODS DR
178	172521D096.	HANSEN DORI L & KURT L T...	6732 MIAMI WOODS DR
179	172521D098.	KANITZ KRAIG A	6733 MIAMI WOODS DR
180	172521D097.	FRANTZ DAVID & SARAH	6735 MIAMI WOODS DR
181	172521D131.	LACH THOMAS & KIMBERLY	6737 MIAMI WOODS DR
182	172521D132.	HERRMANN MICHAEL D & LEI...	6739 MIAMI WOODS DR
183	172521D130.	SHOALS MICHAEL W & LESLI...	6741 MIAMI WOODS DR
184	172521D129.	WARD PATRICK W & CAROLIN...	6743 MIAMI WOODS DR
185	172521D126.	MCKAY JOHN DAVID	6744 MIAMI WOODS DR
186	172521D128.	SPITZLEY ERIC J & CHRIST...	6745 MIAMI WOODS DR
187	172521D127.	ERAMO JOSEPH A	6746 MIAMI WOODS DR
188	172521D265.	KLEIN DAVID W & SARA A	1401 MIAMILAKE DR
189	172521D006.	TRIMBLE KATRINA L	1418 MIAMILAKE DR
190	172521D231.	WARMAN EUGENE C & LORI A	1419 MIAMILAKE DR
191	172521D252.	LESPERANCE RICHARD W & J...	1420 MIAMILAKE DR
192	172521D232.	WOZNIAC JOHN C & PATRICI...	1421 MIAMILAKE DR
193	172521D251.	MUENZER JOHN C & MARY D	1422 MIAMILAKE DR
194	172521D233.	MILLER CRAIG & RAEANN	1423 MIAMILAKE DR
195	172521D250.	AGAR ROBERT F & KRISTINE...	1424 MIAMILAKE DR

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
196	172521D234.	FERRIS DANIEL B & HEATHE...	1425 MIAMILAKE DR
197	172521D249.	BEDEL ARTHUR J & TREVA L...	1426 MIAMILAKE DR
198	172521D235.	GEISLER DANIEL & LAURA	1427 MIAMILAKE DR
199	172521D248.	BOYLE JOHN E	1428 MIAMILAKE DR
200	172521D236.	HUMBEL KEVIN & NATALIE	1429 MIAMILAKE DR
201	172521D247.	OLBERDING LYNN SAND TRUS...	1430 MIAMILAKE DR
202	172521D237.	SUGAR KRISTIN L & DAVID J	1431 MIAMILAKE DR
203	172521D246.	WARD BETHANY P GRIESDORN & JE	1432 MIAMILAKE DR
204	172521D238.	FROEHLE MICHAEL D TRUSTE...	1433 MIAMILAKE DR
205	172521D245.	STEINBRUNNER DAVID J	1434 MIAMILAKE DR
206	172521D239.	HOGAN KRISTIN J & EDWARD F	1435 MIAMILAKE DR
207	172521D244.	EGAN BENJAMIN P & JODI L	1436 MIAMILAKE DR
208	172521D240.	STALEY DANIEL J	1437 MIAMILAKE DR
209	172521D243.	HOOD MATTHEW J & BRUEGGEMA	1438 MIAMILAKE DR
210	172521D241.	FUNK MICHAEL E & BRIDGET...	1439 MIAMILAKE DR
211	172521D242.	GEEDING JEFFREY C & LISA...	1440 MIAMILAKE DR
212	172521D175.	LAMPKIN JONATHAN & CYNTH...	1102 OAK RIDGE CT
213	172521D167.	ALBERS JAMES M & MINDI	1103 OAK RIDGE CT
214	172521D174.	FRENCH RODNEY M & WILLIA...	1104 OAK RIDGE CT
215	172521D168.	RICE JUDY K & PETER E	1105 OAK RIDGE CT
216	172521D173.	GRUBER DANIEL N & RACHEL...	1106 OAK RIDGE CT
217	172521D172.	WESTERMEYER BRENT A & LY...	1108 OAK RIDGE CT
218	172521D171.	SCHMIDT NEIL C & LISA	1110 OAK RIDGE CT
219	172521D170.	BECHT THOMAS L & MARY M	1112 OAK RIDGE CT
220	172521D169.	REESE SUSAN T	1114 OAK RIDGE CT
221	172521D166.	GOSTON GREGORY & MAYO CH...	1116 OAK RIDGE CT
222	172521D194.	BURNS KENNETH J III & KA...	1118 OAK RIDGE CT
223	172521D196.	ESCOBOSA ROBERTO & DEANN...	1122 OAK RIDGE CT
224	172521D165.	GRENDA RAMA G & BRETT J	1124 OAK RIDGE CT
225	172521D195.	FOX ANNA & PETER A	1120 OAKRIDGE DR
226	172521C099.	KEYSER PATRICK W & KIMBE...	6193 REDHAWK CT
227	172521C098.	RIEGER RICHARD C & MARY ...	6194 REDHAWK CT
228	172521C100.	VOSS DAVID C & MELINDA R	6195 REDHAWK CT
229	172521C097.	WELCH RANDY S & DONNA L	6196 REDHAWK CT
230	172521C101.	COPELAND ROBERT J & CLAI...	6197 REDHAWK CT
231	172521C096.	BAKER CYNTHIA R & DAVID K	6198 REDHAWK CT
232	172521C102.	BOLAND PETER JOHN	6199 REDHAWK CT
233	172521C095.	WALKER MICHAEL J	6200 REDHAWK CT
234	172521C103.	FORDOS RACHIEL L & PETER	6201 REDHAWK CT

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
291	172521B205.	SCHWARTZ ALLEN & LISA	1270 RIDGEWOOD CT
235	172521D254.	WOODS & ESTATES AT MIAMI...	1188 RIDGEWOOD DR
236	172521D115.	TEMPLE TARA & HERBERT	1197 RIDGEWOOD DR
237	172521D085.	VITALI JAMES J & REBECCA...	1199 RIDGEWOOD DR
238	172521D197.	BRENNAN SUSAN M	1201 RIDGEWOOD DR
239	172521D198.	BEAUREGARD MELISSA & BRETT	1203 RIDGEWOOD DR
240	172521D218.	KOCH ELISSA S & ROLAND E...	1204 RIDGEWOOD DR
241	172521D199.	FENWICK TYLER H & STEPHA...	1205 RIDGEWOOD DR
242	172521D217.	POHL WILLIAM & COLLEEN T...	1206 RIDGEWOOD DR
243	172521D200.	FRIEDMAN AARON & CHRISTY	1207 RIDGEWOOD DR
244	172521D216.	ROBERTS CHRISTOPHER MICH...	1208 RIDGEWOOD DR
245	172521D201.	GEORGE DENIS E & & ALICE...	1209 RIDGEWOOD DR
246	172521D215.	NIEHAUS JOSEPH WILLIAM & AUDR	1210 RIDGEWOOD DR
247	172521D202.	HEYSE SERENA	1211 RIDGEWOOD DR
248	172521D214.	SWEENEY TONI T	1212 RIDGEWOOD DR
249	172521D213.	FAESSLER JOE M & AMY J	1214 RIDGEWOOD DR
250	172521D203.	BUNT JAY B TRUSTEE	1215 RIDGEWOOD DR
251	172521D212.	RANKS LOLA J	1216 RIDGEWOOD DR
252	172521D211.	WEIGAND STEPHEN A & LIND...	1218 RIDGEWOOD DR
253	172521D210.	MALONE CHRISTOPHER & VAN...	1220 RIDGEWOOD DR
254	172521D204.	ASHBY TAMMY L	1221 RIDGEWOOD DR
255	172521D209.	PHELAN KENNETH J & CATHE...	1222 RIDGEWOOD DR
256	172521D205.	STRUBBE CHARLES DAVID & ...	1223 RIDGEWOOD DR
257	172521D208.	BUSKEN DANIEL P & AMANDA...	1224 RIDGEWOOD DR
258	172521D206.	BAUER RANDALL C & CARMEN...	1225 RIDGEWOOD DR
259	172521C092.	RUSSO FRANK E & PATRICIA...	1226 RIDGEWOOD DR
260	172521D207.	BENTON PATRICIA STACEY	1227 RIDGEWOOD DR
261	172521C093.	NIESE NATHAN D & REBECCA...	1228 RIDGEWOOD DR
262	172521C089.	HANDLER DAVID P & ALLYSO...	1229 RIDGEWOOD DR
263	172521C104.	STONE ERIC S & JENNIFER ...	1230 RIDGEWOOD DR
264	172521C091.	ANDERSON SHANNA L & JOSH...	1233 RIDGEWOOD DR
265	172521C094.	COLLINS JAMES M & CECILI...	1235 RIDGEWOOD DR
266	172521C128.	STRICKER MATTHEW & STEPHANIE	1239 RIDGEWOOD DR
267	172521C129.	HILL CLARIN AMANDA & JOHN E	1240 RIDGEWOOD DR
268	172521C118.	MARASCALCHI DANIEL J & K...	1241 RIDGEWOOD DR
269	172521C130.	HAWKINS BRET A & JULIE M	1242 RIDGEWOOD DR
270	172521C145.	GEIST GARTH B & JENNIFER...	1243 RIDGEWOOD DR
271	172521C131.	COLEGATE ERIC B & JENNIF...	1244 RIDGEWOOD DR
272	172521C139.	HERSHISER JEFFREY R & LI...	1245 RIDGEWOOD DR

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
273	172521C132.	MACURA MATTHEW J & ANNA ...	1246 RIDGEWOOD DR
274	172521C138.	LUZADER KIM A & CHRISTIN...	1247 RIDGEWOOD DR
275	172521C137.	VILLEGAS VICTOR G & LAUR...	1249 RIDGEWOOD DR
276	172521B184.	DOMINGUEZ JULIO CESAR JR	1252 RIDGEWOOD DR
277	172521B162.	STEPANIAK JOSEPH B	1253 RIDGEWOOD DR
278	172521B183.	VAUGHAN RICHARD P & ALLI...	1254 RIDGEWOOD DR
279	172521B082.	BORDENAVE JOANNA M & DAVID B	1255 RIDGEWOOD DR
280	172521B182.	VAN ROEKEL TIMOTHY H & J...	1256 RIDGEWOOD DR
281	172521B163.	JEROME ANDREW C & LORI A	1257 RIDGEWOOD DR
282	172521B181.	HERRICK BRIAN G & ABBI S	1258 RIDGEWOOD DR
283	172521B180.	HANELINE DANIEL E & SARA...	1260 RIDGEWOOD DR
284	172521B165.	ACHERBERG WAYNE A & JOD...	1261 RIDGEWOOD DR
285	172521B179.	HADLAND RICHARD J & JULIE E	1262 RIDGEWOOD DR
286	172521B178.	DARTNALL WILLIAM J III &...	1264 RIDGEWOOD DR
287	172521B199.	WAUN SCOTT DOUGLAS & AMY...	1266 RIDGEWOOD DR
288	172521B190.	DEVORE STEPHEN R & RACHE...	1267 RIDGEWOOD DR
289	172521B198.	HERRELL STEVEN L & CATHE...	1268 RIDGEWOOD DR
290	172521B191.	OCHTERSKI KEVIN L & CATH...	1269 RIDGEWOOD DR
292	172521B192.	BROOKS JEFFREY D & MARY ...	1271 RIDGEWOOD DR
293	172521B193.	SCHERMERHORN JILL & FUHR...	1273 RIDGEWOOD DR
294	172521B204.	OAK ALAN & JODY M	1274 RIDGEWOOD DR
295	172521B194.	SMITH BRIAN D & REBECCA ...	1275 RIDGEWOOD DR
296	172521B203.	WILLMAN KENNETH W & JOAN...	1276 RIDGEWOOD DR
297	172521B201.	BOWMAN JOHN D & MELISSA L	1277 RIDGEWOOD DR
298	172521B197.	WALTERS KENNETH J & ELIZ...	1278 RIDGEWOOD DR
299	172521B196.	DOUBLE EAGLE PROPERTIES ...	1280 RIDGEWOOD DR
300	172521C090.	BENTON STACEY	1231 RIDGEWOOD DR
301	172521B161.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
302	172521B164.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
303	172521B175.	THE WOODS ESTATES AND SA...	RIDGEWOOD DR
304	172521B176.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
305	172521B221.	BUTTS NANCY NOYES & DAVID EDV	6801 TIMBERVIEW CT
306	172521B209.	BATULE MANUEL F & MADELENE TI	6802 TIMBERVIEW CT
307	172521B220.	HOYER JOSH & KARA	6805 TIMBERVIEW CT
308	172521B210.	FULKS NICHOLAS WILLIAM	6806 TIMBERVIEW CT
309	172521B219.	SHELTON DALE L & DAWN M	6809 TIMBERVIEW CT
310	172521B211.	HOLE THOMAS ANDREW & NICOLE	6810 TIMBERVIEW CT
311	172521B218.	GROTH KRISTINA H & C RICHARD	6813 TIMBERVIEW CT
312	172521B212.	AEW & SWH	6814 TIMBERVIEW CT

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
313	172521B217.	ALBRIGHT JUDITH & JERRY WANY	6817 TIMBERVIEW CT
314	172521B213.	QUEHL CLAIRE M & ROSS A	6818 TIMBERVIEW CT
315	172521B215.	GORMLEY CHRISTOPHER M & ...	6821 TIMBERVIEW CT
316	172521B214.	KESSLER DAVID W & KARIN H	6822 TIMBERVIEW CT
317	172521C158.	OSTHOLTHOFF SCOTT & UNGA...	6566 TRAILWOODS DR
318	172521C159.	STOOKSBURY SPENSER H & CHRISTI	6567 TRAILWOODS DR
319	172521C157.	SKOLNICKI JOHN V & CHERY...	6568 TRAILWOODS DR
320	172521C160.	PURDON GREGORY W & NATAL...	6569 TRAILWOODS DR
321	172521C156.	BERGEN ANTHONY M & CONNIE	6570 TRAILWOODS DR
322	172521C161.	TALBOTT DANIEL E	6571 TRAILWOODS DR
323	172521C155.	JOYNER BRIAN T & ERIN E	6572 TRAILWOODS DR
324	172521C162.	MAIN THOMAS A & LAURA A	6573 TRAILWOODS DR
325	172521C154.	MILES KEVIN GEORGE	6574 TRAILWOODS DR
326	172521C163.	GULLO JEFFREY D & ELIZAB...	6575 TRAILWOODS DR
327	172521C153.	FAGAN MARK E & LISA M	6576 TRAILWOODS DR
328	172521C164.	LEE PATRICK C & REGINA R	6577 TRAILWOODS DR
329	172521C152.	KNOX WALTER E JR & JEANE...	6578 TRAILWOODS DR
330	172521C165.	INGAL ANDY & MICHELLE CO...	6579 TRAILWOODS DR
331	172521C151.	WILLIAMSON LUKE M & STEPHANIE	6580 TRAILWOODS DR
332	172521C166.	DWYER WILLIAM & JEANNE	6581 TRAILWOODS DR
333	172521C150.	REYNOLDS JIM & SHERRY	6582 TRAILWOODS DR
334	172521C167.	MCMASTER KEVIN J & JILL ...	6583 TRAILWOODS DR
335	172521C149.	TARANTINO KELLI & MICHAEL	6584 TRAILWOODS DR
336	172521C168.	MCKERCHER ADAM M & KARI L	6585 TRAILWOODS DR
337	172521C148.	SHUBA BRIAN H & BARBARA B	6586 TRAILWOODS DR
338	172521C169.	DUNCAN ANDREW & CLAIR RA...	6587 TRAILWOODS DR
339	172521C147.	BRISLIN SEAN & ERICA	6588 TRAILWOODS DR
340	172521C146.	KUMAR RENUKA L & LINGAM ...	6590 TRAILWOODS DR
341	172521C175.	WELSCH CHRISTOPHER & BRITTANY	6591 TRAILWOODS DR
342	172521B185.	KO DONG GIL & CHOI JEE Y...	6592 TRAILWOODS DR
343	172521C176.	HERZOG JOSEPH & CATHERINE	6593 TRAILWOODS DR
344	172521C177.	DREES COMPANY	6595 TRAILWOODS DR
345	172521C178.	WALL STEPHANIE MICHELLE RYAN	6597 TRAILWOODS DR
346	172521C133.	HOOK JEREMY F & MEGAN J	6599 TRAILWOODS DR
347	172521D134.	HOUSE ROBERT J & LARA L	603 VALLEY WOODS CT
348	172521D135.	TROSTLE HEATH D & DAWN S	605 VALLEY WOODS CT
349	172521D136.	RANSOM DOUGLAS W & WENDY...	607 VALLEY WOODS CT
350	172521D141.	DOWEY BRIAN J & KRISTIN L	608 VALLEY WOODS CT
351	172521D137.	FLANAGAN WILLIAM J & CHR...	609 VALLEY WOODS CT

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
	352 172521D140.	STOKES FREDERICK L & BAR...	610 VALLEY WOODS CT
	353 172521D138.	GOICO MARIO	611 VALLEY WOODS CT
	354 172521D139.	NIELSON DAVID & SHANNON	612 VALLEY WOODS CT
	355 172521F159.	SMITH SHAWN M & TRACI	804 WALNUT RIDGE DR
	356 172521F119.	SHARP KEVIN R & AMER PAT...	805 WALNUT RIDGE DR
	357 172521F017.	ASGIAN CHRISTOPHER J & C...	806 WALNUT RIDGE DR
	358 172521F120.	DEGER DAVID A & AMY A TR...	807 WALNUT RIDGE DR
	359 172521F158.	BROTZMAN BENJAMIN J & LYNN E	808 WALNUT RIDGE DR
	360 172521F157.	ARDIZZONE MICHAEL & NIKKI	810 WALNUT RIDGE DR
	361 172521F156.	OVERBECK CY MATTHEW & OLIVIA	812 WALNUT RIDGE DR
	362 172521F155.	SZCZEPANSKI ADAM M & KAR...	814 WALNUT RIDGE DR
	363 172521F154.	ZITO ALEXANDER	816 WALNUT RIDGE DR
	364 172521D088.	SCHENK MICHAEL P JR & VI...	1301 WOODLAKE CT
	365 172521D230.	HENKE RUSSELL E & DEBORA...	1302 WOODLAKE CT
	366 172521D219.	DYSON ROBERT E & SUSAN	1303 WOODLAKE CT
	367 172521D229.	DRISCOLL EDWARD J & JULI...	1304 WOODLAKE CT
	368 172521D220.	BRENNOCK GEORGE I & JUNE...	1305 WOODLAKE CT
	369 172521D228.	JAMES MARC N & VANESSA K	1306 WOODLAKE CT
	370 172521D221.	RANDALL BARRINGTON L & K...	1307 WOODLAKE CT
	371 172521D227.	STICKEL DAVID & THERESA	1308 WOODLAKE CT
	372 172521D222.	REINHOLD CHRISTOPHER & T...	1309 WOODLAKE CT
	373 172521D226.	WALZER ERIC J & LORI A	1310 WOODLAKE CT
	374 172521D223.	NEIHEISEL JERRY E & SUSAN...	1311 WOODLAKE CT
	375 172521D225.	ICENHOWER GREGORY L & DI...	1312 WOODLAKE CT
	376 172521D224.	WATSON BRIAN & ALISHA	1313 WOODLAKE CT
	377 172521D089.	SPANGLER CHRISTOPHER E &...	1300 WOODLAKE DR
	378 172521D193.	FAVORITE ROBERT D & PHYLLIS S	1515 WOODSTRAIL LN
	379 172521D185.	WALLACE PAUL S & REBECCA...	1516 WOODSTRAIL LN
	380 172521D192.	ROBINSON JAMES M & MARIA...	1517 WOODSTRAIL LN
	381 172521D155.	JUDD JAMES A & J ELIZABE...	1519 WOODSTRAIL LN
	382 172521D187.	PESCHKE JOEL L & STRUNK ...	1520 WOODSTRAIL LN
	383 172521D191.	MILLS SABRINA A	1521 WOODSTRAIL LN
	384 172521D190.	AUGSPURGER KIRK B & NATA...	1523 WOODSTRAIL LN
	385 172521D189.	METZELAAR JANET LEE	1525 WOODSTRAIL LN
	386 172521D188.	FROMM RYAN A & KATHRYN E...	1527 WOODSTRAIL LN
	387 172521D255.	PESCHKE JOEL L & STRUNK ...	GLENLAUREL CT
	388 172521B216.	DOUBLE EAGLE PROPERTIES ...	6819 B TIMBERVIEW CT
	389 172521B200.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
	390 172521C088.	ZICKA WALKER HOMES LTD	RIDGEWOOD DR

Clermont County -Miami Trails WES

EXHIBIT D - Stormwater Utility Anticipated Expenditures

Cost of Service Analysis

Item	Year One Costs, 2021		Year Two Costs, 2022		Year Three Costs, 2023		Year Four Costs, 2024		Year Five Costs, 2025		5 Year Average	
	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot
Debt Service	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81
Operation and Maintenance	\$10,770	\$2.33	\$11,147	\$2.41	\$11,538	\$2.49	\$11,941	\$2.58	\$12,359	\$2.67	\$11,551	\$2.49
Lifecycle Replacement	\$24,448	\$5.28	\$25,303	\$5.46	\$26,189	\$5.65	\$27,106	\$5.85	\$28,054	\$6.06	\$26,220	\$5.66
Administration (5%)	\$1,761	\$0.38	\$1,823	\$0.39	\$1,886	\$0.41	\$1,952	\$0.42	\$2,021	\$0.44	\$1,889	\$0.41
Staffing/Engineering	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25

Total Annual Expenses

\$51,170

\$52,464

\$53,804

\$55,190

\$56,625

\$53,851

Cost per ERU (386 Total)

\$132.56

\$11.05

\$135.92

\$11.33

\$139.39

\$11.62

\$142.98

\$11.91

\$146.70

\$12.22

\$139.51

\$11.63

Assumptions

1. Street Sweeping not included in O&M level of service.
2. New storm sewer easement acquisition not included.
3. The quantities of pipe shown only include lengths outside the right of way. The routing of the storm system would require some flushing to be towards the public system before it exits the private system. Coordination with flushing and inspection of the public system would likely result in mutual economic benefit.
4. All pipe and structure replacement assumed to be in grassed areas. No pavement or surface restoration was considered.

RESOLUTION NO. 114-21

The Board of County Commissioners of Clermont County, Ohio, met in regular session on the 30th day of June 2021, with the following members present:

Claire B. Corcoran, President

David L. Painter, Vice President

Bonnie J. Batchler, Member

Mr. Painter moved for the adoption of the following Resolution:

**A RESOLUTION ESTABLISHING STORMWATER UTILITY FEES AND
COST ALLOCATION PLAN FOR THE MIAMI TRAILS - WES STORMWATER
DISTRICT**

WHEREAS, by previous Resolution No. 114-21, adopted in a regularly scheduled meeting on 6/30/21 the Board of Clermont County Commissioners has established the Miami Trails - WES Stormwater District for purposes of implementing Stormwater Management and the General Plan of Drainage; and

WHEREAS, Section 6117.02(D) of the Ohio Revised Code authorizes the Board to fix "Reasonable Rates and Charges" to fund district activities and services for drainage facilities owned or operated by or under the jurisdiction of the county, including, but not limited, to properties requiring or lying within an area of the District, requiring, in the judgment of the Board, the collection, control, or abatement of waters originating or accumulating in, or flowing in, into or through the District; and

WHEREAS, the Clermont County Engineer as the appointed director of the District has submitted a proposed schedule of stormwater utility fees, included as Attachment "A",

for these services to be provided by the District, and this Board finds those rates and charges to be proper and reasonable; and

WHEREAS, Section 6117.02(E) of the Ohio Revised Code allows this Board to adopt a Cost Allocation Plan that identifies, accumulates, and distributes allowable direct and indirect costs that may be paid from the funds of the District created pursuant to (C) and (D) of this section, and that prescribes method for allocating these costs;

WHEREAS, the Clermont County Engineer as the appointed director of the District has submitted a Cost Allocation Plan included as Attachment "B" for services to be provided by the District and this Board finds this plan to be proper and reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

SECTION I

Effective the 7th day of July, 2021, the attached Cost Allocation Plan (Attachment "B") and the schedule of Stormwater Utility Fees (Attachment "A") are hereby adopted for the Miami Trails - WES Stormwater District pursuant to Chapter 6117 of the Ohio Revised Code and such fees and costs shall be charged to any and all property in the Miami Trails - WES Stormwater District.

SECTION II

That both Attachments "A" and "B" by reference are hereby incorporated into this resolution.

SECTION III

That the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mrs. *Batchler* seconded the Resolution and on roll the vote resulted as follows:


Mrs. Corcoran *Yes*

Mr. Painter *Yes*

Mrs. Batchler *Yes*

This Resolution was duly passed on the *30th* day of *June*, 2021.

ATTEST:


HOLLY CRUEY, CLERK
Clermont County Board of
Commissioners

This Resolution was prepared and approved as to form by the
Office of Prosecuting Attorney of Clermont County, Ohio

By: 
Assistant Prosecuting Attorney

Date: *6-10-21*

ATTACHMENT A

Miami Trails - WES STORMWATER DISTRICT SCHEDULE OF STORMWATER UTILITY FEES AND BILLING POLICIES

Section 1: As used in this schedule, the following words shall apply for properties within the District; words used in the singular shall include the plural, and the plural, the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

"Miami Trails - WES Stormwater District" or "District" means the stormwater district formed by the properties located within the Miami Trails - WES subdivision and specified in the Service Area within the Cost Allocation Plan in accordance with Ohio Revised Code (ORC) Section 6117.

"Cost Allocation Plan" means the plan prepared pursuant to ORC Section 6117.02(E) that establishes the stormwater utility fee methodology and defines the District activities and their anticipated costs that will be funded through the stormwater utility fee.

"Equivalent Residential Unit" or "ERU" means the average Impervious Area of a Single Family Residence within the District, established to be 4,100 square feet.

"Impervious Area" means areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the Undisturbed Property.

"Municipal Separate Storm Sewer System" means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" as stated in CFR 122.26(b)(8).

"Policies of the District" means the combination of the policies relating to the operations of the District as set forth in the "Cost Allocation Plan" and the "General Plan of Drainage" as attached to the resolution establishing and creating the Miami Trails - WES Stormwater District.

"Single Family Residences" means developed property that is utilized for dwelling units, and specific definitions for the following categories are pursuant to and in accordance with the Clermont County Auditor's Land Use Codes:

- "Single Family Dwelling"
- "Two Family Dwelling"
- "Double Dwelling"
- "Mobile Home on Real Estate"
- "Titled Manufactured Home"
- "Town Home Inner"
- "Town Home Outer"

"Condominium" (where a parcel ID number and tax billing account exists with the County Auditor).

"Stormwater Utility Fee" means a fee authorized by resolution of the Clermont County Board of Commissioners to pay for operations and services of the District.

"Undisturbed Property" means real property that has not been altered from its natural state and contains no Impervious Area.

"Vacant Property" means all property with one of the following Land Use Codes in the Auditors database: 100, 110, 300, 400, or 500.

Section 2: Effective on the date the Miami Trails - WES Stormwater District is created and subject to the policies for the District established under a separate resolution, each and every property in the District, unless classified as vacant property or contains less than 200 square feet of impervious surface, shall be charged a minimum 1 ERU Stormwater Utility Fee.

Section 3: The Stormwater Utility Fee for the District is established according to the methodology described in the Cost Allocation Plan (Attachment B) and determined as follows:

1. As described in the Cost Allocation Plan (Attachment B), an Equivalent Residential Unit (ERU) has been defined as 4,100 square feet of impervious area.
2. Single Family Residences (SFR) shall be assigned one (1) ERU.
3. For non-SFR property, the number of ERUs shall be determined by dividing the area of impervious surface on the property by one ERU, namely, 4,100 square feet.
4. The total annual charge for each property shall be determined by multiplying the number of ERUs determined for the property times the utility fee per ERU per year established for the District.
5. The Utility Fee per month shall be established based upon the specific extent and levels of service provided by the District, as described in the Cost Allocation Plan (Attachment B), and is determined to be **\$11.63** per ERU.

Section 6: All bills for fees established under this resolution shall become due and payable in accordance with the billing procedures of the Clermont County Water Resources Department.

Section 7: The Director of the Stormwater District, or his duly authorized representative, is hereby authorized and directed to cause the rates and charges set forth herein to be billed to all properties subject thereto and to keep and maintain records relating thereto.

Section 8: As established by the Policies of the District, no free service of any kind shall be rendered to any user, including any public or private corporation, any public or private school, any governmental body or agency, or any institution, charitable or otherwise.

ATTACHMENT B

Miami Trails - WES STORMWATER DISTRICT COST ALLOCATION PLAN

I. Outline of Process

The purpose of this paper is to review, discuss and make recommendations regarding all aspects of a stormwater district, including the district's service area, the levels of service to be provided, the costs of these services, and the rate required to generate the revenue needed to perform the services.

This document first provides information about the service area and the various maintenance services to be provided by the District. Section IV discusses the costs of providing these services, which in turn directly determines the rate of charge. The final sections of this report review the rate methodology, billing policies, billing adjustments and the determination of the rate of charge.

II. Service Area

The boundary for the Miami Trails - WES Stormwater District is generally described as the lots located within and platted as a part of the Miami Trails - WES subdivision as shown in Figure 1, attached. Figure 1 also includes the relevant infrastructure that will be transferred from the individual property owners within the District service area and accepted by the County. Exhibit C attached is a list of the lots included within the shown boundary with Parcel ID numbers.

III. Level of Service Analysis

The Miami Trails - WES Stormwater District will provide the following services for the customers located within the service area:

- Storm sewer system inventory and condition assessment
- Inspection and maintenance
- Lifecycle replacement
- Administration
- Staffing

Specific services that will be provided under each program element are detailed below.

1. Storm Sewer System Inventory and Condition Assessment

A comprehensive inventory of the stormwater conveyance system, including pipes and structures that will be owned and maintained by the District is attached as Exhibit A. This inventory is based

on the available information as of the date of this report. Available information includes scanned images of record drawings with information about the stormwater conveyance system, a GIS geodatabase of the storm sewer system, and a condition assessment of the storm sewer infrastructure being transferred to the County.

The Director of the Miami Trails - WES Stormwater District may, at his sole discretion, agree to accept additional storm sewer infrastructure components to the infrastructure shown in Exhibit A for the District to own and maintain if the additional storm sewer infrastructure is located within the established District boundaries and will not impact the established rate. In such instances, the Director will update Exhibits A and B to reflect the changes and file the updated documents with the Board for their records.

If the Director of the District identifies a need to revise the extent of the infrastructure that is owned and maintained by the District and this change will impact the established District boundary or the established rate, the Director will obtain approval from the Board of County Commissioners prior to acceptance of the additional infrastructure.

The District will manage and continually update the geodatabase of the stormwater conveyance system for the District as changes or upgrades to the system occur.

2. Inspection and Maintenance

The Stormwater District will conduct inspection activities on components of the stormwater conveyance system that have been transferred to and accepted by the County and are listed in Exhibit A and shown in Exhibit B as being part of the Miami Trails - WES District.

Catch basins, catch basin laterals, roof drains, underdrains, drainage ditches, stormwater laterals or any other structures serving an individual property are not considered part of the District's infrastructure.

The District will not inspect or maintain any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way owned by a township); the responsible entity will continue to inspect and maintain these systems.

The District will not inspect or maintain public watercourses accepted by the Clermont County Engineer (i.e., systems accepted by the County Engineer under the "ditch petition" program). The responsibility of inspecting and maintaining these will remain the responsibility of the Engineer's Office utilizing District funds.

If an inspection conducted by the District reveals the need for maintenance, repair, replacement or other action needed to ensure the item in question operates or functions properly, an inspection report will be provided to the entity that has statutory responsibility.

Types of maintenance activities that would be considered the District's responsibility include, but are not necessarily limited to:

- Complaint management
- System related erosion control / protection
- Cleaning of District storm sewer structures, including catch basins, manholes, pipes and other structures,
- Storm sewer structure repairs (e.g. headwalls, manholes , catch basins , pipes, and outlet control structures)
- Repair of storm sewer cave-ins
- General system maintenance
- Engineering support
- Contract management
- Equipment replacement

The District will either utilize crews from the County Engineer's Office utilizing District funds, or hire contractors to conduct the necessary inspection and maintenance.

3. Lifecycle Replacement

The District will conduct capital improvement projects (CIPs) and replacements on components of the District's stormwater conveyance system, including catch basins/inlets, pipes, manholes, outlet control structures for retention/detention basins, and outfalls, in accordance with the General Plan of Drainage.

Capital Improvement Program activities may include, but are not limited to:

- Engineering and design analysis
- Acquisition of easements
- Construction of capital improvements
- Installation of oversized storm sewers
- Contractor bid review/selection process
- Preparation of contract documents
- Contract management

4. Administration

As with any operation, there are general administrative activities and services that must be provided. Such activities may include, but are not necessarily limited to:

- Customer service
- Billing
- Database management
- Purchase of supplies and equipment
- Other overhead

5. Staffing

The Clermont County Engineer's Office will provide the above services on behalf of the District including maintenance and capital improvements if personnel are available and it is cost effective. Otherwise, the District will contract for services. Consultants will also be hired to provide engineering services beyond those provided by the County Engineer.

IV. Cost of Service

Once the levels of service to be provided under each program element were determined, the costs to provide these services over a five-year period were estimated based on the lifecycle cost of the existing infrastructure, an evaluation of immediate CIP needs, the expected annual maintenance cost, debt service, and administration costs. Debt service will include the inventory and condition assessment, as well as any other CIPs that are considered upfront costs to the District. The detailed cost of service study is provided in Exhibit D.

Table 1 below includes the annual cost for each of the program elements described above. The results of the cost allocation study indicate that an average annual amount of \$8,576 is needed to provide the services detailed above over a period of five years.

Table 1. Annual Costs to Provide Stormwater District Services

Program Element	Year One Costs	Year Two Costs	Year Three Costs	Year Four Costs	Year Five Costs
Debt Service					
Inventory & Condition Assessment CIPs	\$8,401	\$8,401	\$8,401	\$8,401	\$8,401
Inspection & Maintenance	\$10,770	\$11,147	\$11,538	\$11,941	\$12,359
Lifecycle Replacement	\$24,448	\$25,303	\$26,189	\$27,106	\$28,054
Administration	\$1,761	\$1,823	\$1,886	\$1,952	\$2,021
Staffing/Engineering	\$5,790	\$5,790	\$5,790	\$5,790	\$5,790
TOTALS	\$51,170	\$52,464	\$53,804	\$55,190	\$56,625
Five-Year Average Annual Cost: \$53,851					

V. Rate Methodology and Billing Policies

Before a Stormwater Utility Fee can be calculated, the rate methodology and associated billing policies must be set in order to determine the number of billing units in the District's service area.

1. Rate Methodology

The Miami Trails - WES Stormwater District will use an impervious area method for establishing stormwater utility fees.

Under the Impervious Area Method, the impervious area (e.g., roof areas, parking areas, driveways, sidewalks, etc.) is the only parameter used to measure the contribution to runoff. The impervious area is usually determined by measurements from field surveys or plotted aerial photographs. The charge for each property is determined by multiplying the impervious area of each parcel by a rate derived in a rate study analysis.

The next step in the process involves the determination of the impervious area for non-residential properties. Aerial photography and/or field measurements are used to extract the impervious areas of each non-residential parcel. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District). The number of ERUs derived from this calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for each parcel.

2. Equivalent Residential Unit Determination

The first step involves determining the average impervious area in square feet for a single-family residential (SFR) parcel by measuring the impervious area of a representative sample of SFR parcels. This average impervious area represents one Equivalent Residential Unit, or ERU. Once the ERU is determined, all of the SFR parcels are assigned a flat rate equal to one ERU. This one ERU is multiplied by the rate derived in the comprehensive rate study analysis and results in the utility fee (i.e., 1 ERU x rate = the utility fee for parcels classified as SFR). The Equivalent Residential Unit within the District's boundaries was determined to be 4,100 square feet.

All other parcels will be treated as non-SFR parcels. Utility fees for non-SFR parcels are based upon direct measurements of impervious area for each non-residential parcel. The impervious area for all non-residential parcels within the service area is measured directly either through design plans, aerial photography, or on-site field measurements. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District) to determine the number of ERUs on that parcel. This is shown by:

$$\text{Non-residential ERUs} = (\text{IA} / 4,100 \text{ square feet per ERU}), \text{ rounded}$$

where:

$$\begin{aligned} \text{IA} &= \text{Impervious Area, measured;} \\ \text{ERU} &= \text{Equivalent Residential Unit} = 4,100 \text{ square feet} \end{aligned}$$

To calculate the utility fee, the number of non-residential ERUs (in whole numbers) taken from the above calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for a particular parcel. The utility fee calculation for non-residential parcels is shown as:

$$\text{Utility Fee} = \text{No. of ERUs} \times \text{Rate (derived from rate study analysis)}$$

By definition, undeveloped property is not charged because impervious areas do not exist on undeveloped property.

The District will implement an ERU and rate system that only recognizes complete or whole ERUs. Partial ERUs will not be calculated, but rather rounded to the nearest whole ERU. All properties in the district, unless classified as vacant property as defined in the Schedule of Stormwater Utility Fees or contain less than 200 square feet of impervious surface, should be charged a minimum 1 ERU Stormwater Utility Fee.

3. Definition of Single Family Residence

As all parcels classified as Single Family Residences (SFRs) are to be assigned a flat rate equal to one ERU, it is necessary to define what a single family residence is. Single-family residential properties are defined as follows:

- All single-family residential
- All two-family or duplex properties
- Condominiums with individual Parcel ID numbers and tax billing accounts

The number of ERUs for a non-SFR parcel will be determined by directly measuring the amount of impervious area on the parcel in square feet and dividing this area by 4,100 square feet (one ERU as defined above) to determine the number of ERUs on the non-SFR parcel. Non-SFR properties shall be defined as all multi-family and commercial properties not encompassed by the definition of single-family residential, including:

- Apartments property;
- Condominium property where individual parcel ID numbers and tax billing accounts do not exist;
- Commercial property;
- Industrial property;
- Institutional property;
- Governmental property;
- Churches;
- Schools;
- Federal, State and Locals property; and
- Any other property not mentioned in this or the above single-family list.

4. Definition of Impervious Area

Because the rate methodology is directly based upon the amount of impervious area on a parcel of land, impervious area must also be defined. Impervious area is herein defined as "areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the undisturbed property."

Impervious surfaces include, but are not limited to, rooftops, roof extensions, patios, porches, driveways, sidewalks, athletic courts, paved parking lots and gravel surfaces on which motorized vehicles may travel, or have otherwise become compacted.

5. Public Roadways

Public roadways have been defined by the U.S. Environmental Protection Agency as part of the stormwater conveyance system. According to the Code of Federal Regulations (CFR), a municipal separate storm sewer means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" (CFR 122.26(b)(8)).

Because public roadways are considered part of the stormwater conveyance system and not sources to the system, public roadways, including sidewalks, driveway aprons and bike paths/trails within the public right-of-way, will not be billed.

6. Condominiums

The Clermont County Auditor's Office can provide a Parcel ID Number (PIN) for each condominium unit located within the County. Where a parcel ID number and tax billing account exists with the County Auditor, each condominium unit will be treated as a single-family residence and each condominium owner will be charged one ERU per month. Otherwise, the condominium complex will be categorized as multi-family and commercial, and the impervious area for the entire complex will be measured and the utility fee will be assigned to a single entity (e.g., complex owner, management association/homeowner association).

7. Apartments

All apartment complexes will be treated as multi-family and commercial properties. As such, the impervious area for the entire complex will be measured and the utility fee will be assigned to the owner of the complex.

8. Manufactured Homes

A manufactured home located on land owned by the property owner (clearly defined property boundary), or on leased land (clearly defined property boundary) will be considered a single-family residential property.

If a manufactured home park exists where the home resides within the park and on land with a clearly defined boundary for each unit, each property has separate parcel ID numbers, each property is owned separately, and each property receives a property tax bill from the Auditor's office, these manufactured home properties will be treated as single-family residential properties and billed one ERU per month.

In manufactured home parks where property boundaries do not exist for each unit, the manufactured home park will be considered a multi-family and commercial property. As such, the impervious area for the entire complex will be measured and billed to the property owner.

9. Strip Malls/Office Parks/Malls

Strip malls, office parks and mall properties represent a category of commercial property that may encompass multiple retail oriented units (tenants) normally located within the boundary of a single property. In some instances, a clearly defined property boundary may exist for one of the owners of the retail units. In this case, the impervious area within that property boundary will be charged to that property owner. When there are no clearly defined property boundaries for the individual retail units within the strip mall, office park or mall property, the remaining impervious area for the entire property will be measured and charged to the owner.

10. Recipient of the Bill

The Miami Trails - WES Stormwater District customers will receive a stormwater utility fee billing every other month reflected as a separate line item on the Clermont County Water Resources water and sewer bill. No stormwater fees will be collected from unimproved properties. In instances where a customer account has been set inactive for water and sewer purposes, any unbilled stormwater fees will be billed when the account is reactivated or when final bill is created. Each property will receive stormwater billings that will annually total the charges as set forth in Section VII.

11. Exemptions

Because stormwater fees associated with the District are not taxes but rather "utility fee" or "user fee" rates similar to water or sewer utility fee rates, all property owners receiving such services must pay for that service provided. The Miami Trails - WES Stormwater District provides no exemptions from the stormwater utility fee.

12. Multiple Parcels

In residential cases where the main structure is located on two contiguous and adjacent parcels (land-hooked), only one ERU will be charged for these two parcels.

13. Special Situations

The District has adopted the policies below for the following situations:

- In a situation where the only non-SFR parcels in a District include private roads and/or parking areas and/or clubhouse/common areas for use by the property owners within the District, the utility fee will be derived by dividing the total cost of service for the District by the number of SFR parcels within the District. This policy does not impact the overall costs to the individual users, but rather is intended to simplify the billing process and reduce the administrative burden of the Utility on the District.

- Railroad lines will be treated as pervious and not measured in an impervious area calculation. However, any railroad yards will be measured and charged.
- Properties used for auto storage (a.k.a. junkyards) should have the areas used for auto storage determined. If the autos are stored on gravel or paved surfaces, these areas will be measured and treated as impervious area.
- Properties used to store old auto and truck tires should have the surface beneath areas of stored tires determined. If the tires are stored on gravel or paved surfaces, these areas should be measured and treated as impervious area. If the tires are stored on open, permeable ground, this area will not be included in the impervious area calculation.
- Manufacturing properties that use outside and uncovered storage of raw materials should have the surface beneath the areas of materials determined. If the raw materials are being stored on gravel or paved surfaces, these areas will be measured and treated as impervious area. If the raw materials are stored on open, permeable ground, this area will not be included in the impervious area calculation.
- All campgrounds will be considered as multi-family and commercial property types. The entire impervious area will be measured and billed to the campground property owner.
- Dog or animal kennels will be treated as commercial property types. The entire impervious area will be measured and billed to the property owner.

VI. ERU / Number of ERUs

Based on the Impervious Area Rate Methodology and the billing policies listed above, the total number of billing units, or ERUs, for the District's service area is 386.

VII. Rate Determination

As stated above, the Miami Trails - WES Stormwater District will need to generate, on average, annual revenue in the amount of \$53,851/year or \$269,253 over a five year period to perform the services specified in Section III (Level of Service Analysis) within the service area described in Section II. Clermont County has identified a total of 386 Equivalent Residential Units (i.e., the District's billing unit) in the service area.

The rate of charge is determined to be the rate that would generate the revenue needed to perform the District's stated services. Thus, the annual rate is calculated by dividing the five year average annual cost of services by the number of billing units (i.e., ERUs). This is shown as:

Annual Rate = Average Annual Cost of Service /Number of ERUs

where:

Annual Cost of Service = \$53,851
Number of ERUs = 386

The annual fee is therefore calculated as:

Annual Fee = \$ 53,851 per year / 386 ERUs
= \$ 139.51 per ERU per year.

The monthly fee is calculated as:

Monthly Fee = \$139.51 per ERU per year / 12 months
= \$11.63 per ERU per month.

Each property located within the Miami Trails - WES Stormwater District will be billed bi-monthly.



Figure 1 - Map of Miami Trails - WES Subdivision and the proposed storm sewer infrastructure for which the District will be responsible.

Miami Trails - WES Stormwater District

EXHIBIT A - Pipe Inventory and Condition Summary

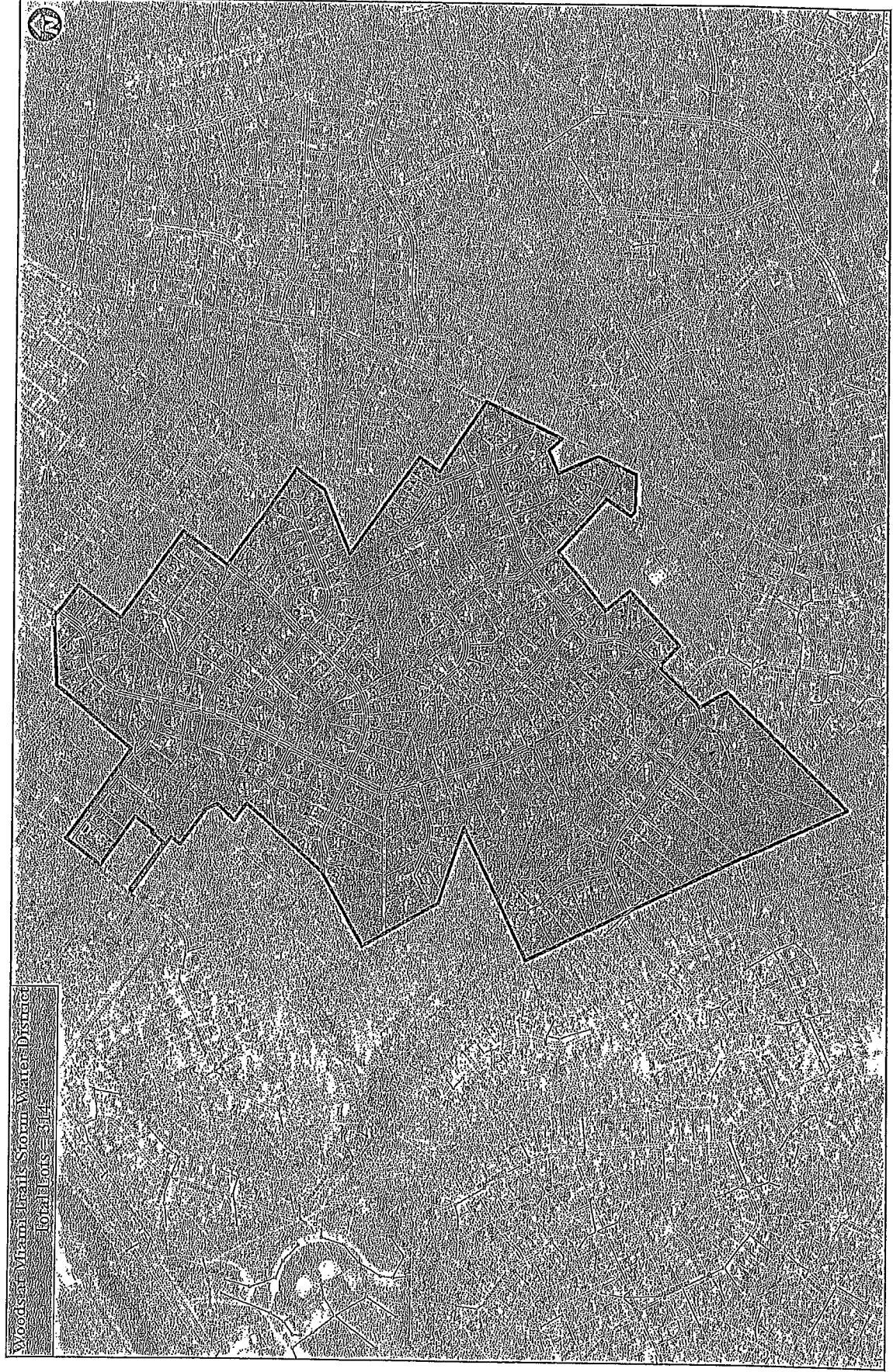
LOT AFFECTED	ADDRESS	PLAN STRUCTURE ID	INSTALLED DIAMETER	INSTALLED TYPE	LENGTH IN LOTS	CONDITION	NOTES
1	805 WALNUT RIDGE DRIVE	CB 805- MH 102	18	PLASTIC TRUSS	133.3	3	
1,2,3	805 & 807 WALNUT RIDGE DRIVE	CB 102- CB 103	18	PLASTIC TRUSS	125.7	3	
2,3	807 WALNUT RIDGE DR & 6574 ESTATE LANE	CB 103- CB 104	18	PLASTIC TRUSS	129.4	2	HOLE IN PIPE AT 75' AND 4" TAP AT 126'
2	807 WALNUT RIDGE DRIVE	CB 104- CB 105	21	PLASTIC TRUSS	25.0	3	FRACTURE IN PIPE AT 72' (IN R/W)
10,11	6573 & 6575 WALNUT RIDGE DRIVE	CB 108- MH 109	12	POLYPROPYLENE	35.0	3	
10	6573 ESTATE LANE	CB 106- MH 109	21	PLASTIC TRUSS	15.0	3	
10,11	6573 & 6575 ESTATE LANE	MH 109- CB 110	21	PLASTIC TRUSS	112.0	1	INNER PART OF PIPE DETACHED FROM CORRUGATION AT 109' AND 112' (SURVEY ABANDONED)
10,14	6573 ESTATE LANE & 6707 DEERVIEW DRIVE	CB 111- CB 110	21	POLYPROPYLENE	45.3	2	ROOTS IN JOINT AT 38'
13,14	6705 & 6707 DEERVIEW DRIVE	CB 112- CB 111	24	POLYPROPYLENE	190.7	3	
57,58	6708 DEERVIEW DR & 706 DEER TRAIL CT	CB 113- HW 114	24	PLASTIC TRUSS	103.7	3	
56,57,58,59	6708, 6710 DEERVIEW DR & 706, 708 DEER TRAIL CT	HW 114- CB NOT ON PLANS	24	PLASTIC TRUSS	161.8	3	
55,60	710 DEER TRAIL CT & 6712 DEERVIEW DR	NOT ON PLANS	24	POLYPROPYLENE	52.6	2	PIPE FRACTURE AT 12'
16,17	6699 & 6701 DEERVIEW DRIVE	CB 126- CB 127	12	POLYPROPYLENE	168.4	3	
51	6704 DEERVIEW DRIVE	CB 130- MH 131	12	POLYPROPYLENE	28.0	3	
51,52	6704 DEERVIEW DR & 707 DEER TRAIL CT	MH 131- HW 132	18	POLYPROPYLENE	53.0	3	
51	6704 DEERVIEW DRIVE	CB 128- MH 131	18	POLYPROPYLENE	139.4	3	ROCK IN INVERT
52,53	707 & 708 DEER TRAIL COURT	HW 156- HW 157	18	POLYPROPYLENE			NOT TELEVIEWED
54	711 DEER TRAIL COURT	NOT ON PLANS	24	POLYPROPYLENE	67.3	2	EGG SHAPED PIPE / OFFSET JOINTS/ CRACKS IN PIPE
69	6713 DEERVIEW DRIVE	MH 117- CB 116	18	POLYPROPYLENE	84.3	3	
69,70,71	814 & 816 WALNUT RIDGE DR & 6713 DEERVIEW DR	CB 118- MH 117	18	POLYPROPYLENE	165.9	2	ROOTS IN JOINT AT 141'
63,70	916 WALNUT RIDGE DR & 6716 DEERVIEW DR	CB 118- MH 124	18	POLYPROPYLENE	80.0	3	
62	6716 DEERVIEW DRIVE	CB 123- MH 124	12	POLYPROPYLENE	25.0	3	
62,63	6716 & 6718 DEERVIEW DRIVE	CB 121- MH 124	15	POLYPROPYLENE	20.0	3	
62,63	6716 & 6718 DEERVIEW DRIVE	MH 124- HW 125	21	POLYPROPYLENE	114.3	3	
61	6714 DEERVIEW DRIVE	NOT ON PLANS	24	POLYPROPYLENE	50.1	3	EGG SHAPED PIPE
55,60	6712 DEERVIEW DR & 710 DEER TRAIL CT	NOT ON PLANS	24	POLYPROPYLENE	3.0	2	SURVEY ABANDONED DUE TO RIPPED BELL AT CB
66	6719 DEERVIEW DRIVE	CB 155- CB 125	12	POLYPROPYLENE	201.5	3	
20,26	597 & 600 DOE RUN COURT	CB 133- MH 137	12	POLYPROPYLENE	125.0	3	
28,29	601 & 603 DOE RUN COURT	CB 135- CB 134	12	POLYPROPYLENE	220.0	3	
19,20	600 & 602 DOE RUN COURT	MH 141- MH 137	15	POLYPROPYLENE	262.4	3	
19	602 DOE RUN COURT	MH 141- CB 140	12	POLYPROPYLENE	5.0	3	
19	602 DOE RUN COURT	MH 141- CB 142	15	POLYPROPYLENE	25.0	3	
49,50	6698 & 6700 DEERVIEW DRIVE	CB 142- MH 143	18	POLYPROPYLENE	146.7	3	
49,52	6700 DEERVIEW DRIVE & 707 DEER TRAIL COURT	MH 143- HW 144	18	POLYPROPYLENE	168.3	2	HW WAS REMOVED AND PIPE EXTENDED AT 25 DEGREES RIGHT (BEND)
30,31	6691 DEERVIEW DR & 605 DOE RUN CT	CB 145- CB 147	12	PVC	16.0	3	
46,47	6694 & 6696 DEERVIEW DRIVE	CB 147- MH 148	12	PVC	101.6	3	
46,47	6694 & 6696 DEERVIEW DRIVE	MH 148- HW 149	12	POLYPROPYLENE	46.4	3	
43	6686 DEERVIEW DRIVE	MH 152- CB 151	12	POLYPROPYLENE	60.0	3	
43,44	6686 & 6688 DEERVIEW DRIVE	MH 152- HW 153	12	POLYPROPYLENE	135.1	3	
418,419	1408 & 1410 MIAMI LAKE DRIVE	MH 102- CB 101	15	POLYPROPYLENE	187.8	2	GROUND ROD THROUGH PIPE AT 20'
418,419	1408 & 1410 MIAMI LAKE DRIVE	HW 103- MH 102	15	POLYPROPYLENE	30.9	3	
423	6727 MIAMI WOODS DRIVE	CB 106- CB 104	18	POLYPROPYLENE	130.8	1	FRACTURED PIPE FROM 175' TO 180'/SOIL VISIBLE
384	6722 MIAMI WOODS DRIVE	CB 106- MH 107	18	POLYPROPYLENE	45.0	3	
384	6722 MIAMI WOODS DRIVE	MH 107- HW 108	18	POLYPROPYLENE	101.0	3	
416	6729 MIAMI WOODS DRIVE	CB 110- HW 109	18	POLYPROPYLENE	109.6	3	
408,409	6726 MIAMI WOODS DR & 1416 MIAMI LAKE DR	CB 111- CB 112	18	POLYPROPYLENE	106.3	3	
409	6726 MIAMI WOODS DRIVE	CB 112- HW 173	18	POLYPROPYLENE	18.3	3	
412,474	6732 MIAMI WOODS DR & 1516 WOODSTRAIL LN	CB 171- HW 172	12	POLYPROPYLENE	74.3	3	
412,458	6732 MIAMI WOODS DR & 1516 WOODSTRAIL LN	CB 171- CB 172A	15	POLYPROPYLENE	62.1	3	CB 172A INSTALLED ON EXISTING LINE BUT NOT ON PLANS
424,425	6723 & 6725 MIAMI WOODS DRIVE	CB 114- CB 113	12	POLYPROPYLENE	20.7	3	
382,383	6720 MIAMI WOODS DR & 1300 WOODLAKE CT	CB 115- HW 116	15	POLYPROPYLENE	112.5	3	
358,369	6714 MIAMI WOODS DR & 1301 WOODLAKE CT	MH 119- CB 118	12	POLYPROPYLENE	30.9	3	
368,369	6714 MIAMI WOODS DR & 1301 WOODLAKE CT	MH 119- HW 120	15	POLYPROPYLENE	237.3	1	TAP IN AT 163'/MULTIPLE FRACTURES FROM 185' TO 224'/PIPE CRUSHED AT 237' (SURVEY ABANDONED)
431	1197 RIDGEWOOD DRIVE	CB 124- CB 125	15	POLYPROPYLENE	151.1	2	ROOTS IN JOINT AT 63'
431,432	1197 RIDGEWOOD DR & 6719 MIAMI WOODS DR	CB 127- HW 126	18	POLYPROPYLENE	74.8	3	
431,432	1197 RIDGEWOOD DR & 6719 MIAMI WOODS DR	CB 125- CB 127	18	POLYPROPYLENE	132.0	3	
431,432	1197 RIDGEWOOD DR & 6719 MIAMI WOODS DR	CB 128- CB 125	18	POLYPROPYLENE	15.6	3	
337,338	1199 RIDGEWOOD DR & 6708 MIAMI WOODS DR	CB 129- HW 130	21	POLYPROPYLENE	149.4	2	JOINT CONNECTION BAND NOT TIGHT (EXPOSED AGGREGATE) AT 159'/ FRACTURE AT 162'
474,466	1516 WOODSTRAIL LANE	CB 168- HW 172	18	POLYPROPYLENE	165.8	2	PIPE SPLITTING AT 161'
466	6745 MIAMI WOODS DRIVE	CB 167- MH 105 (G F 3)	18	POLYPROPYLENE	10.0	3	
464,467	6744-6743 MIAMI WOODS DRIVE	CB 166- CB 167	18	POLYPROPYLENE	52.0	3	
464,465	6744 & 6745 MIAMI WOODS DRIVE	CB 166- CB 165	15	POLYPROPYLENE	203.7	3	
440	908 FORESTVIEW COURT	CB 133- HW 134	12	POLYPROPYLENE	108.0	3	
440	908 FORESTVIEW COURT	CB 136- CB 135	12	POLYPROPYLENE	16.6	3	
439,441	906-908 FORESTVIEW COURT	CB 136- HW 137	12	POLYPROPYLENE	38.1	2	ROOTS IN JOINT
333	1102 OAK RIDGE COURT	CB 139- CB 140	12	POLYPROPYLENE	151.8	3	
332,333	1102 & 1104 OAK RIDGE COURT	CB 141- CB 140	15	POLYPROPYLENE	15.5	3	
325,326	1103 & 1105 OAK RIDGE COURT	CB 142- MH 143	15	POLYPROPYLENE	106.8	2	MULTIPLE FRACTURES AT 117'
325,326	1103 & 1105 OAK RIDGE COURT	MH 143- HW 144	15	POLYPROPYLENE	17.0	1	MULTIPLE FRACTURES IN PIPE AT 13'/LARGE JOINT SEPARATION AT 17' (ABANDONED SURVEY)
	1114 OAK RIDGE COURT		12		18.0		EXTENTION NOT ON PLANS
	1114 OAK RIDGE COURT		12		35.0		NOT SURVEYED (ON PRIVATE DRIVE)
	1114 OAK RIDGE COURT		12		17.0		NOT SURVEYED (ON PRIVATE DRIVE)
321	1114 OAK RIDGE COURT	CB 149- CB 150	12	VITRIFIED CLAY	28.6	2	REQUIRES CLEANING
321	1114 OAK RIDGE COURT	CB 150- HW 151	12	VITRIFIED CLAY	85.8	2	REQUIRES CLEANING (CONCRETE WASHOUT)
450	6675 MIAMI WOODS DRIVE	CB 153- HW 155	12	POLYPROPYLENE	140.0	3	
	6675 MIAMI WOODS DRIVE		12		50.0		NOT SURVEYED
316	6680 MIAMI WOODS DRIVE	CB 157- MH 158	15	POLYPROPYLENE	65.0	3	
316	6680 MIAMI WOODS DRIVE	MH 158- HW 159	15	POLYPROPYLENE	64.0	3	
313	612 VALLEY WOODS COURT	CB 162- MH 163	12	POLYPROPYLENE	110.0	3	
313	612 VALLEY WOODS COURT	MH 163- HW 164	12	POLYPROPYLENE	73.9	3	
356,357	1216 & 1218 RIDGEWOOD DRIVE	MH 137- MH 138	12	POLYPROPYLENE	114.0	2	ROOTS IN JOINT AT 109'/FRACTURES AT 125'
356	1218 RIDGEWOOD DRIVE	MH 138- HW 139	12	POLYPROPYLENE	53.1	2	ROOTS IN JOINT AT 23'/FRACTURES AT 50' (PIPE EXTENDED)
356	1218 RIDGEWOOD DRIVE	NOT ON PLANS	24	POLYPROPYLENE	46.6	1	PIPE COLLAPSED/SURVEY ABANDONED
356	1218 RIDGEWOOD DRIVE	NOT ON PLANS	15	POLYPROPYLENE	42.8	3	
354,355	1220 & 1222 RIDGEWOOD DRIVE	CB 141- MH 142	12	POLYPROPYLENE	152.9	2	ROOTS IN JOINT AT 125'
354,355	1220 & 1222 RIDGEWOOD DRIVE	MH 142- HW 143	12	POLYPROPYLENE	33.4	3	
375	1313 WOODLAKE COURT	MH 149- HW 147	12	POLYPROPYLENE	57.6	3	
375	1313 WOODLAKE COURT	MH 149- HW 148	12	POLYPROPYLENE	30.4	1	PIPE COLLAPSED/SURVEY ABANDONED
375	1313 WOODLAKE COURT	MH 149- MH 150	30	POLYPROPYLENE	94.8	1	PIPE FLOWLINE FOLDED UPWARD/SURVEY ABANDONED
		MH 150- MH 151	36		45.0		NO SURVEY PERFORMED
370,371	1303 & 1305 WOODLAKE COURT	CB 122- MH 123	12	POLYPROPYLENE	105.1	3	
370,371	1303 & 1305 WOODLAKE COURT	HW 124- MH 123	12	POLYPROPYLENE	40.9	1	3" PIPE TAP IN AT 40.9'/SURVEY ABANDONED

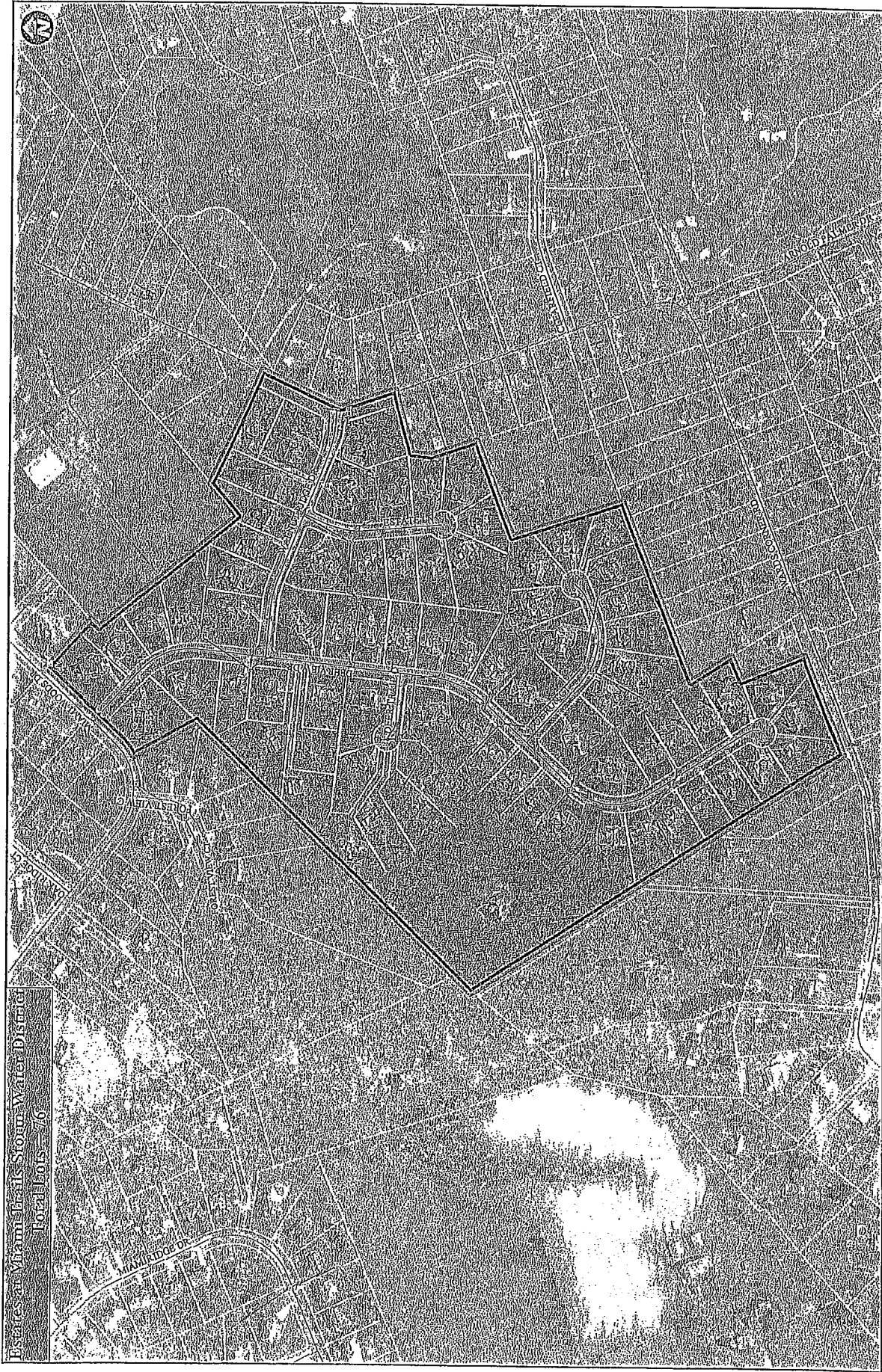
Miami Trails - WES Stormwater District

EXHIBIT A - Pipe Inventory and Condition Summary

LOT AFFECTED	ADDRESS	PLAN STRUCTURE ID	INSTALLED DIAMETER	INSTALLED TYPE	LENGTH IN LOTS	CONDITION	NOTES
376,377	1310 & 1312 WOODLAKE COURT	CB 128- MH 127	12	POLYPROPYLENE	114.8	2	TOP OF PIPE BROKEN AT 19'
376	1439 WOODLAKE COURT	MH 127- HW 128	12	POLYPROPYLENE	35.9	3	
387,388	1423 & 1425 MIAMI LAKE DRIVE	CB 107A- MH 110	20	PVC	13.5	3	
387,388	1423 & 1425 MIAMI LAKE DRIVE	CB 107A- HW 107	20	PVC	156.0	2	REQUIRES CLEANING
399	1434 MIAMI LAKE DRIVE	CB 110- MH 111	24	POLYPROPYLENE	80.0	3	
399	1434 MIAMI LAKE DRIVE	CB 111- HW 112	24	POLYPROPYLENE	88.3	3	
397,398	1436 & 1438 MIAMI LAKE DRIVE	CB 114- MH 115	12	PVC	102.2	3	
397,398	1436 & 1438 MIAMI LAKE DRIVE	MH 115-MH116	15	POLYPROPYLENE	18.7	2	8" PVC PIPE INSERTED INSIDE 15" STORM PIPE
			12		20.0		COULDN'T FIND
			12		38.0		COULDN'T FIND
397,401	1438 & 1430 MIAMI LAKE DRIVE	CB 119-HW 120	24	POLYPROPYLENE	53.5	2	PIPE DEFORMED AT 11'/FRACTURE AT 48'
498,500	1232 RIDGEWOOD DR & 6201 REDHAWK CT	CB 133- HW 134	60	CMP	293.7	2	GRATE INSIDE PIPE AT HEADWALL
500,502	1232 RIDGEWOOD DR & 785 CEDAR DR	CB 133- HW 132	30	POLYPROPYLENE	17.9	1	100% BLOCKAGE AT HW (SURVEY ABANDONED)
501	783 CEDAR ROAD	MH 127- MH 128	24	POLYPROPYLENE	35.8	3	
501	783 CEDAR DRIVE	MH 128- MH 129	24	POLYPROPYLENE	31.0	2	ROOTS IN PIPE FRACTURE AT 27'/ FRACTURE IN PIPE AT 29'
501,502	783 & 785 CEDAR DRIVE	MH 129- MH 130	24	POLYPROPYLENE	9.7	1	PIPE UNDER WATER (SURVEY ABANDONED)
502	785 CEDAR DRIVE	MH 130- HW 131	24	POLYPROPYLENE	25.0	1	PIPE UNDERWATER (NO SURVEY PERFORMED)
513,527	778 CEDAR DR & 1240 RIDGEWOOD DR	CB 101- CB 102	12	POLYPROPYLENE	177.3	2	LARGE ROCKS AT 18' AND 185'
519,520	789 & 791 CEDAR DRIVE	MH 203- MH 204	12	POLYPROPYLENE	103.3	3	
519,520	789 & 791 CEDAR DRIVE	MH 204- MH 205	12	DUCTILE IRON	76.2	3	
519,520	789 & 791 CEDAR DRIVE	MH 205- MH 207	12	POLYPROPYLENE	25.2	3	
500,501	1232 RIDGEWOOD DR & 783 CEDAR DR	MH 128- MH 127	24	CONCRETE	35.1	3	
538,539	870 & 872 EAGLEVIEW COURT	CB 202- CB 203	12	POLYPROPYLENE	100.2	3	
538,539	870 & 872 EAGLEVIEW COURT	CB 100- MH 101	12	POLYPROPYLENE	77.6	3	HW 204 WAS REPLACED WITH A MANHOLE 101
533,539	870 EAGLEVIEW CT & 1253 RIDGEWOOD DR	MH 101- MH 102	12	POLYPROPYLENE	97.7	3	
588	1253 RIDGEWOOD DRIVE	MH 103- MH 102	15	POLYPROPYLENE	232.0	3	
589	1257 RIDGEWOOD DRIVE	MH 103-HW 104	15	POLYPROPYLENE	155.4	3	
610,611	6592 TRAILWOODS DR & 1252 RIDGEWOOD DR	CB 110- CB 109	12	POLYPROPYLENE		1	PIPE FULL OF MUD (SURVEY ABANDONED)
531,586	6597 & 6599 TRAILWOODS DRIVE	MH 103- CB 101	15	POLYPROPYLENE	122.0	2	LARGE ROCK AT 142' (SURVEY ABANDONED) NEEDS TO BE CLEANED
590,591	1259 & 1261 RIDGEWOOD DRIVE	MH 306- MH 307	30	POLYPROPYLENE	26.7	3	
590,591	1259 & 1261 RIDGEWOOD DRIVE	MH 307- HW 308	36	POLYPROPYLENE	196.7	3	
590,591	1259 & 1261 RIDGEWOOD DRIVE	CB 303- MH 307	30	POLYPROPYLENE	105.5	3	
593,594	6559 & 6561 JENNA LANE	MH 214-MH 215	36	POLYPROPYLENE	18.3	3	
	6559 & 6561 JENNA LANE		36		34.9		PIPE HOLDING WATER
601	6556 RIDGEWOOD DRIVE	MH 214-HW 204	12	POLYPROPYLENE	50.0	3	
597,598	6567 & 6569 JENNA LANE	CB 105- HW 106	24	POLYPROPYLENE	78.2	3	
	1255 Ridgewood		21		20.0		NO ACCESS
	1255 Ridgewood		42		50.0		NO ACCESS
605,606	1260 & 1262 RIDGEWOOD DRIVE	CB 300- CB 301	30	POLYPROPYLENE	7.7	3	
622, 639A	1268 & 1270 RIDGEWOOD DRIVE	CB 300- CB 301	24	POLYPROPYLENE	71.7		NOT TV'D. NO REPORT
622, 639A	1268 & 1270 RIDGEWOOD DRIVE	CB 301- CB 200	12	POLYPROPYLENE	77.3		NOT TV'D. NO REPORT
620	1268 RIDGEWOOD DRIVE	CB 200- CB 205	24	POLYPROPYLENE	4.5	3	
591	1261 RIDGEWOOD DRIVE	CB 302- CB 303	30	POLYPROPYLENE	9.1	3	
553,554	6580 GLENLAUREL COURT	CB 102- CB 103	12	POLYPROPYLENE	54.5	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 103- CB 104	12	POLYPROPYLENE	169.2	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 104- HW 107	12	POLYPROPYLENE	61.4	3	
552,553	6560 & 6562 GLENLAUREL COURT	CB 105- CB 104	12	POLYPROPYLENE	100.2	3	
549,552	6560 & 6570 GLENLAUREL COURT	CB 105- CB 106	12	POLYPROPYLENE	56.1	3	
632	6819 TIMBERVIEW COURT	HW 200- CB 201	?		29.7		NOT TV'D. NO REPORT
632	6819 TIMBERVIEW COURT	CB 201- HW 202	?		11.9		NOT TV'D. NO REPORT
631-633	6817, 6819, & 6821 TIMBERVIEW CT	CB 101- HW 100	18	POLYPROPYLENE	226.3	3	
620	1268 RIDGEWOOD DRIVE	CB 205- CB 200	24	POLYPROPYLENE	6.9	3	
					11,633.4		
				Conditions		1 - Needs immediate attention	
						2 - Average	
						3 - Good	

Miami Trails — WES Stormwater District
EXHIBIT "B"
Stormwater District Boundaries





Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
1	172521C122.	SCHAFFER ROBERT P & KIRS	768 CEDAR DR
2	172521C121.	WEINHEIMER JENNIFER GORZELAN'	770 CEDAR DR
3	172521C123.	BARTL GEORGE J TRUSTEE	771 CEDAR DR
4	172521C120.	CABLE BRIAN M & MCCLEA MELANI	772 CEDAR DR
5	172521C124.	ANASTASIA BRAD & TRACY	773 CEDAR DR
6	172521C119.	PATTON KENNETH R & KERRY...	774 CEDAR DR
7	172521C125.	ADKINS ROCKFORD J II & K...	775 CEDAR DR
8	172521C126.	SCHOLL AMY & SHREWSBERRY...	777 CEDAR DR
9	172521C117.	PAPP JODIE L	778 CEDAR DR
10	172521C127.	HADDEN DAVID B & DIANA L	779 CEDAR DR
11	172521C116.	PAASCH MICHAEL A & MARCI...	780 CEDAR DR
12	172521C115.	JONES MARK P & ADRIENNE ...	782 CEDAR DR
13	172521C105.	GROME THOMAS G & WENDY R	783 CEDAR DR
14	172521C114.	HENDERSON TERESA M	784 CEDAR DR
15	172521C106.	HERMAN JUDAH C & JACQUEL...	785 CEDAR DR
16	172521C113.	MORAN MICHAEL J & KRISTINA S	786 CEDAR DR
17	172521C107.	ZINCHINI JOE & VERONICA	787 CEDAR DR
18	172521C172.	HUFF PHILIP MATTHEW & MI...	788 CEDAR DR
19	172521C108.	KOHL DOUGLAS J & ALYSON...	789 CEDAR DR
20	172521C173.	GLOWACKI MATTHEW S & MEG...	790 CEDAR DR
21	172521C109.	CAVALLARO LOUIS & JUDITH...	791 CEDAR DR
22	172521C174.	FREVE ANTHONY A & ERICA ...	792 CEDAR DR
23	172521C110.	KAMERUD ANDREW Q & DANIELLE	793 CEDAR DR
24	172521C111.	MEADE JASON TODD & STEPH...	795 CEDAR DR
25	172521C112.	HARTZLER KEVIN L & KRIST...	797 CEDAR DR
26	172521C171.	ODELL JILL E	799 CEDAR DR
27	172521C170.	COMPTON LARRY A & KIMBER...	801 CEDAR AL
28	172521B224.	DOUBLE EAGLE PROPERTIES ...	837 CEDAR DR
29	172521B225.	SCHILDMAYER LAWRENCE T SR & C	841 CEDAR DR
30	172521B226.	BIXLER MARK W & SANDRA R	845 CEDAR DR
31	172521B223.	DOUBLE EAGLE PROPERTIES ...	846 CEDAR DR
32	172521B227.	OSPINA DIEGO & CASAS MARIA	849 CEDAR DR
33	172521B222.	ALLON KEVIN & MEREDITH A	852 CEDAR DR
34	172521B228.	DOUBLE EAGLE PROPERTIES ...	853 CEDAR DR
35	172521F143.	CLOSE THOMAS R & JESSICA...	706 DEER TRAIL CT
36	172521F138.	HABERSTICH WELLS DANIEL ...	707 DEER TRAIL CT
37	172521F142.	BRANTLEY JUSTIN D & JESS...	708 DEER TRAIL CT
38	172521F139.	BOMAR SPENCER E & DIANNE...	709 DEER TRAIL CT
39	172521F141.	SWEET KIM D	710 DEER TRAIL CT

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
40	172521F140.	SEDRA BRIAN S & STEPHANIE	711 DEER TRAIL CT
41	172521F230.	KHOSLA RAMESH C & SUDESH	6677 DEERVIE DR
42	172521F231.	PARVANOV IVAYLO M & ERZS...	6678 DEERVIE DR
43	172521F229.	KUNTZ REBECCA L	6679 DEERVIE DR
44	172521F232.	MORRISON ANDREW SCOTT & ...	6680 DEERVIE DR
45	172521F233.	WENGER JOEL C & ELIZABET...	6682 DEERVIE DR
46	172521F228.	AIELLO ANTHONY J & LAURE...	6683 DEERVIE DR
47	172521F234.	HIPPS JESSE SR & EUNICE ...	6684 DEERVIE DR
48	172521F227.	ROWANE CHRISTOPHER M TRU...	6685 DEERVIE DR
49	172521F235.	MUELLER ANNETTE & RONALD	6686 DEERVIE DR
50	172521F226.	COCHRAN ROBERT W & BARBA...	6687 DEERVIE DR
51	172521F236.	COLLETO DANIEL JAMES & ...	6688 DEERVIE DR
52	172521F225.	JEPSON JOSEPH K & MOLLY E	6689 DEERVIE DR
53	172521F237.	EARLY NICHOLAS ALBERT & ...	6690 DEERVIE DR
54	172521F224.	SALATIN RONALD A & SUSAN...	6691 DEERVIE DR
55	172521F118.	JACKSON PRICE O & CAROL ...	6692 DEERVIE DR
56	172521F001.	CHEVALIER SUZANNE F TRUS...	6694 DEERVIE DR
57	172521F221.	COSGROVE KATHLEEN M	6696 DEERVIE DR
58	172521F136.	ANDERSON KIMBERLY S & NA...	6697 DEERVIE DR
59	172521F222.	SUSSLI MICHAEL & ANNETTE	6698 DEERVIE DR
60	172521F135.	CONATY JOHN J & CATHERIN...	6699 DEERVIE DR
61	172521F223.	HICKS NATHANIEL C & KATH...	6700 DEERVIE DR
62	172521F134.	MANSOUR MARK M & ROBERT ...	6701 DEERVIE DR
63	172521F116.	SMITH LELAND D & ELIZABE...	6702 DEERVIE DR
64	172521F133.	FITZGIBBON MATTHEW J & S...	6703 DEERVIE DR
65	172521F137.	SANCRANT MARK A & JOSHI ...	6704 DEERVIE DR
66	172521F132.	WIEHE MARK L & KAREN	6705 DEERVIE DR
67	172521F131.	BOYD MICHAEL G & JUDITH ...	6707 DEERVIE DR
68	172521F144.	FLORES JESSICA HAYES & ANDRE J	6708 DEERVIE DR
69	172521F130.	PETERSON DANIEL & KAROLI...	6709 DEERVIE DR
70	172521F145.	OSBORN JONATHAN T & SUZA...	6710 DEERVIE DR
71	172521F146.	MAURER WILLIAM J & MAYA ...	6712 DEERVIE DR
72	172521F153.	POTTS ROBERT L & MARCIA ...	6713 DEERVIE DR
73	172521F147.	HOFFMAN JEFFERY & ALLISO...	6714 DEERVIE DR
74	172521F152.	RIDENOUR CLINTON M & ASHLEIGH	6715 DEERVIE DR
75	172521F148.	COMBS RENEE M & CLARK W	6716 DEERVIE DR
76	172521D184.	CRONIN MARTY A & TANIA E	6717 DEERVIE DR
77	172521F149.	MCLAIN KENT & ASHLEY	6718 DEERVIE DR
78	172521D183.	JONES WILLIAM M & GERRI	6719 DEERVIE DR

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
79	172521F150.	GORRELL SHAWN C & KARA F	6720 DEERVIEW DR
80	172521D182.	STELLA MICHAEL R & ADRIA...	6722 DEERVIEW DR
81	172521F214.	GIAMBRA ROBERT & JACKIE L	593 DOE RUN CT
82	172521F213.	SHERMAN BELINDA & JOSEPH	594 DOE RUN CT
83	172521F215.	HANSEN SONJA M	595 DOE RUN CT
84	172521F212.	RUBIO ROLAND & MANDY	596 DOE RUN CT
85	172521F216.	SANDERS STEVEN & DANA	597 DOE RUN CT
86	172521F211.	MCNERNEY PATRICK M & ABB...	598 DOE RUN CT
87	172521F217.	COOK DAMIEN M & JENNIFER	599 DOE RUN CT
88	172521F210.	GREGORSOK RONALD & MINDY	600 DOE RUN CT
89	172521F218.	DAY BENJAMIN RANDOLPH II...	601 DOE RUN CT
90	172521F209.	JOHNSON ROBERT DOUGLAS T...	602 DOE RUN CT
91	172521F219.	THOMPSON DAVID L & DEBO...	603 DOE RUN CT
92	172521F220.	WOLF JAMES M & SUSAN M	605 DOE RUN CT
93	172521C142.	KRIEGER BENJAMIN & HEIDI	869 EAGLEVIEW CT
94	172521C141.	SEAVEY RENEE P & JOHN T	870 EAGLEVIEW CT
95	172521C143.	CHARLSON MATTHEW P & WEN...	871 EAGLEVIEW CT
96	172521C140.	SHEPHERD DAVID L & BETSY...	872 EAGLEVIEW CT
97	172521C144.	HESS OTIS R III & MARYBE...	873 EAGLEVIEW CT
98	172521F125.	PATTERSON JACOB M & KATI...	6567 ESTATE LN
99	172521F124.	CANTRELL CALIN & WRIGHT ...	6568 ESTATE LN
100	172521F126.	ZIMMER ZACHARY & JILLIAN	6569 ESTATE LN
101	172521F123.	REYNOLDS JASON M & JILL	6570 ESTATE LN
102	172521F127.	MCGEENEY JOHN P & DIANE	6571 ESTATE LN
103	172521F122.	SEIBERT DEREK W & KATHRYN	6572 ESTATE LN
104	172521F128.	ORTIZ PEDRO R & VANDERGR...	6573 ESTATE LN
105	172521F121.	STONE MATTHEW & JENNIFER	6574 ESTATE LN
106	172521F129.	MUCCIO ANNE G	6575 ESTATE LN
107	172521D157.	SHEA RICHARD P & CATHERI...	900 FOREST VIEW CT
108	172521D158.	WELLENS JEFFREY J & JANE...	902 FOREST VIEW CT
109	172521D164.	WADDELL ERIC J & LISA M	903 FOREST VIEW CT
110	172521D159.	SCROGGINS STEPHEN P & KE...	904 FOREST VIEW CT
111	172521D163.	DELLEFIELD JAMES A & JOA...	905 FOREST VIEW CT
112	172521D160.	MURNAN CRAIG & HEATHER	906 FOREST VIEW CT
113	172521D162.	ALIAGA MATTHEW J & BRAND...	907 FOREST VIEW CT
114	172521D161.	SCHOENY STEVE & LINDA	908 FOREST VIEW CT
115	172521D264.	HOLCOMB ANDREW J & ABBY ...	6560 GLENLAUREL CT
116	172521D263.	FENING BRIAN T & SPERELAKIS SHE	6562 GLENLAUREL CT
117	172521D262.	VAN SCHAIK JAMES M & CHR...	6564 GLENLAUREL CT

Miami Trails - WES Stormwater District
EXHIBIT C - Service Area/ERU
June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
118	172521D261.	MILLER CALEB & BRENDA	6566 GLENLAUREL CT
119	172521D260.	SWEDES DAVID H JR TRUSTE...	6568 GLENLAUREL CT
120	172521D259.	BISOONI CHRISTIAN L & PA...	6570 GLENLAUREL CT
121	172521D258.	ROMAN JOSEPH A & LESLIE ...	6572 GLENLAUREL CT
122	172521D257.	TAYLOR SANNA-RAE	6574 GLENLAUREL CT
123	172521B166.	BLACKBURN MONICA	6557 JENNA LN
124	172521B187.	LONG BRADLEY W & CASSANDRA R	6563 JENNA LN
125	172521B188.	RIPLEY SCOTT H & MELINDA...	6565 JENNA LN
126	172521B189.	PERKINS RYAN L & ANGELA ...	6567 JENNA LN
127	172521B172.	BOECKERMAN TED & CHRISTI...	6569 JENNA LN
128	172521B173.	WESTERMAN TERRENCE & SHA...	6571 JENNA LN
129	172521B174.	MORGAN ANTHONY & RHONDA ...	6573 JENNA LN
130	172521B167.	DOUBLE EAGLE PROPERTIES ...	JENNA LN
131	172521B186.	DOUBLE EAGLE PROPERTIES ...	JENNA LN
132	172521D106.	CAMPBELL CINDY WIDMYER	1402 MIAMI LAKES DR
133	172521D105.	CORNWALL GEOFFREY E & AL...	1404 MIAMI LAKES DR
134	172521D104.	DRESMANN ROBERT JR & GRETCH	1406 MIAMI LAKES DR
135	172521D103.	SOWERS JACOB D & ALICE C	1408 MIAMI LAKES DR
136	172521D102.	BUELL CHRISTINE M	1410 MIAMI LAKES DR
137	172521D101.	ESKENDER HEZEKIEL & SABA...	1412 MIAMI LAKES DR
138	172521D092.	MCCAW JEFFREY R & SHARON	1416 MIAMI LAKES DR
139	172521D154.	LAURENT RYAN J & MELANIE...	6665 MIAMI WOODS DR
140	172521D153.	KUDO TERRY Y & YURIKO	6667 MIAMI WOODS DR
141	172521D152.	BURGHARD CLAUDIA A & EDW...	6669 MIAMI WOODS DR
142	172521D151.	ROBERTS BERNARD F & BEVE...	6671 MIAMI WOODS DR
143	172521D150.	DEWITT JOSHUA D & MEREDITH	6673 MIAMI WOODS DR
144	172521D149.	BARRETT ANDREW R & BEVER...	6675 MIAMI WOODS DR
145	172521D181.	CRUSE THOMAS A & MARCIA ...	6677 MIAMI WOODS DR
146	172521D133.	ZACK DAVID C & CARLA A	6678 MIAMI WOODS DR
147	172521D180.	MATTHEWS KEVIN G & SUZAN...	6679 MIAMI WOODS DR
148	172521D142.	KERR JONATHAN C & DENICE...	6680 MIAMI WOODS DR
149	172521D179.	GEIST GORDON W & AMY L	6681 MIAMI WOODS DR
150	172521D143.	CLARK RONALD H & CATHY N...	6682 MIAMI WOODS DR
151	172521D178.	BURNS WILLIAM T & DEBORA...	6683 MIAMI WOODS DR
152	172521D266.	KNECHT JASON W & BROOKE D	6684 MIAMI WOODS DR
153	172521D177.	MCCORT TIMOTHY J & MARGA...	6685 MIAMI WOODS DR
154	172521D267.	KELLY MICHAEL F JR & JEN...	6686 MIAMI WOODS DR
155	172521D176.	WINGER CHARLES J & BONNI...	6687 MIAMI WOODS DR
156	172521D146.	MCKENZIE PHILIP A & LYSE...	6692 MIAMI WOODS DR

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
157	172521D147.	SNIDER DONALD R & DEBRA ...	6694 MIAMI WOODS DR
158	172521D148.	HOENLE WILLIAM F & SHARO...	6696 MIAMI WOODS DR
159	172521D156.	DILANDRO CYNTHIA H	6702 MIAMI WOODS DR
160	172521D082.	HAUNERT MICHAEL A & TARA...	6704 MIAMI WOODS DR
161	172521D083.	BARTNIK JEFFREY R & TABLE CHERY	6706 MIAMI WOODS DR
162	172521D084.	HUENING KRISTYN J	6708 MIAMI WOODS DR
163	172521D086.	CASPERSON MARGARET E & S...	6712 MIAMI WOODS DR
164	172521D087.	SCHENZ L PAUL & SUSAN M	6714 MIAMI WOODS DR
165	172521D253.	VENOSA ANDREW P & EMILY ...	6717 MIAMI WOODS DR
166	172521D111.	ROBINSON MATTHEW C & JES...	6719 MIAMI WOODS DR
167	172521D090.	ANDERSON TIM & NATALIE	6720 MIAMI WOODS DR
168	172521D110.	LORIO SAM W & LEE S	6721 MIAMI WOODS DR
169	172521D091.	SANDERSON TERRY L & APRI...	6722 MIAMI WOODS DR
170	172521D109.	ROBBEN DANIEL P JR & SAR...	6723 MIAMI WOODS DR
171	172521D108.	QUISENBERRY RANDALL S & ...	6725 MIAMI WOODS DR
172	172521D093.	PRATER ERIC M & JOANNE E	6726 MIAMI WOODS DR
173	172521D107.	STRUTZEL PATRICK J & DON...	6727 MIAMI WOODS DR
174	172521D094.	FONDACARO JOSEPH D JR & ...	6728 MIAMI WOODS DR
175	172521D100.	WALKER GARY J & KIRSTY	6729 MIAMI WOODS DR
176	172521D095.	KORMOS EVAN M & NICOLE L	6730 MIAMI WOODS DR
177	172521D099.	TREMBLAY CHRISTOPHER D &...	6731 MIAMI WOODS DR
178	172521D096.	HANSEN DORI L & KURT L T...	6732 MIAMI WOODS DR
179	172521D098.	KANITZ KRAIG A	6733 MIAMI WOODS DR
180	172521D097.	FRANTZ DAVID & SARAH	6735 MIAMI WOODS DR
181	172521D131.	LACH THOMAS & KIMBERLY	6737 MIAMI WOODS DR
182	172521D132.	HERRMANN MICHAEL D & LEI...	6739 MIAMI WOODS DR
183	172521D130.	SHOALS MICHAEL W & LESLI...	6741 MIAMI WOODS DR
184	172521D129.	WARD PATRICK W & CAROLIN...	6743 MIAMI WOODS DR
185	172521D126.	MCKAY JOHN DAVID	6744 MIAMI WOODS DR
186	172521D128.	SPITZLEY ERIC J & CHRIST...	6745 MIAMI WOODS DR
187	172521D127.	ERAMO JOSEPH A	6746 MIAMI WOODS DR
188	172521D265.	KLEIN DAVID W & SARA A	1401 MIAMILAKE DR
189	172521D006.	TRIMBLE KATRINA L	1418 MIAMILAKE DR
190	172521D231.	WARMAN EUGENE C & LORI A	1419 MIAMILAKE DR
191	172521D252.	LESPERANCE RICHARD W & J...	1420 MIAMILAKE DR
192	172521D232.	WOZNIAK JOHN C & PATRICI...	1421 MIAMILAKE DR
193	172521D251.	MUENZER JOHN C & MARY D	1422 MIAMILAKE DR
194	172521D233.	MILLER CRAIG & RAEANN	1423 MIAMILAKE DR
195	172521D250.	AGAR ROBERT F & KRISTINE...	1424 MIAMILAKE DR

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
196	172521D234.	FERRIS DANIEL B & HEATHE...	1425 MIAMILAKE DR
197	172521D249.	BEDEL ARTHUR J & TREVA L...	1426 MIAMILAKE DR
198	172521D235.	GEISLER DANIEL & LAURA	1427 MIAMILAKE DR
199	172521D248.	BOYLE JOHN E	1428 MIAMILAKE DR
200	172521D236.	HUMBEL KEVIN & NATALIE	1429 MIAMILAKE DR
201	172521D247.	OLBERDING LYNN SAND TRUS...	1430 MIAMILAKE DR
202	172521D237.	SUGAR KRISTIN L & DAVID J	1431 MIAMILAKE DR
203	172521D246.	WARD BETHANY P GRIESDORN & JE	1432 MIAMILAKE DR
204	172521D238.	FROEHLE MICHAEL D TRUSTE...	1433 MIAMILAKE DR
205	172521D245.	STEINBRUNNER DAVID J	1434 MIAMILAKE DR
206	172521D239.	HOGAN KRISTIN J & EDWARD F	1435 MIAMILAKE DR
207	172521D244.	EGAN BENJAMIN P & JODI L	1436 MIAMILAKE DR
208	172521D240.	STALEY DANIEL J	1437 MIAMILAKE DR
209	172521D243.	HOOD MATTHEW J & BRUEGGEMA	1438 MIAMILAKE DR
210	172521D241.	FUNK MICHAEL E & BRIDGET...	1439 MIAMILAKE DR
211	172521D242.	GEEDING JEFFREY C & LISA...	1440 MIAMILAKE DR
212	172521D175.	LAMPKIN JONATHAN & CYNTH...	1102 OAK RIDGE CT
213	172521D167.	ALBERS JAMES M & MINDI	1103 OAK RIDGE CT
214	172521D174.	FRENCH RODNEY M & WILLIA...	1104 OAK RIDGE CT
215	172521D168.	RICE JUDY K & PETER E	1105 OAK RIDGE CT
216	172521D173.	GRUBER DANIEL N & RACHEL...	1106 OAK RIDGE CT
217	172521D172.	WESTERMEYER BRENT A & LY...	1108 OAK RIDGE CT
218	172521D171.	SCHMIDT NEIL C & LISA	1110 OAK RIDGE CT
219	172521D170.	BECHT THOMAS L & MARY M	1112 OAK RIDGE CT
220	172521D169.	REESE SUSAN T	1114 OAK RIDGE CT
221	172521D166.	GOSTON GREGORY & MAYO CH...	1116 OAK RIDGE CT
222	172521D194.	BURNS KENNETH J III & KA...	1118 OAK RIDGE CT
223	172521D196.	ESCOBOSA ROBERTO & DEANN...	1122 OAK RIDGE CT
224	172521D165.	GRENDA RAMA G & BRETT J	1124 OAK RIDGE CT
225	172521D195.	FOX ANNA & PETER A	1120 OAKRIDGE DR
226	172521C099.	KEYSER PATRICK W & KIMBE...	6193 REDHAWK CT
227	172521C098.	RIEGER RICHARD C & MARY ...	6194 REDHAWK CT
228	172521C100.	VOSS DAVID C & MELINDA R	6195 REDHAWK CT
229	172521C097.	WELCH RANDY S & DONNA L	6196 REDHAWK CT
230	172521C101.	COPELAND ROBERT J & CLAI...	6197 REDHAWK CT
231	172521C096.	BAKER CYNTHIA R & DAVID K	6198 REDHAWK CT
232	172521C102.	BOLAND PETER JOHN	6199 REDHAWK CT
233	172521C095.	WALKER MICHAEL J	6200 REDHAWK CT
234	172521C103.	FORDOS RACHIEL L & PETER	6201 REDHAWK CT

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
291	172521B205.	SCHWARTZ ALLEN & LISA	1270 RIDGEWOOD CT
235	172521D254.	WOODS & ESTATES AT MIAMI...	1188 RIDGEWOOD DR
236	172521D115.	TEMPLE TARA & HERBERT	1197 RIDGEWOOD DR
237	172521D085.	VITALI JAMES J & REBECCA...	1199 RIDGEWOOD DR
238	172521D197.	BRENNAN SUSAN M	1201 RIDGEWOOD DR
239	172521D198.	BEAUREGARD MELISSA & BRETT	1203 RIDGEWOOD DR
240	172521D218.	KOCH ELISSA S & ROLAND E...	1204 RIDGEWOOD DR
241	172521D199.	FENWICK TYLER H & STEPHA...	1205 RIDGEWOOD DR
242	172521D217.	POHL WILLIAM & COLLEEN T...	1206 RIDGEWOOD DR
243	172521D200.	FRIEDMAN AARON & CHRISTY	1207 RIDGEWOOD DR
244	172521D216.	ROBERTS CHRISTOPHER MICH...	1208 RIDGEWOOD DR
245	172521D201.	GEORGE DENIS E & ALICE...	1209 RIDGEWOOD DR
246	172521D215.	NIEHAUS JOSEPH WILLIAM & AUDR	1210 RIDGEWOOD DR
247	172521D202.	HEYSE SERENA	1211 RIDGEWOOD DR
248	172521D214.	SWEENEY TONI T	1212 RIDGEWOOD DR
249	172521D213.	FAESSLER JOE M & AMY J	1214 RIDGEWOOD DR
250	172521D203.	BUNT JAY B TRUSTEE	1215 RIDGEWOOD DR
251	172521D212.	RANKS LOLA J	1216 RIDGEWOOD DR
252	172521D211.	WEIGAND STEPHEN A & LIND...	1218 RIDGEWOOD DR
253	172521D210.	MALONE CHRISTOPHER & VAN...	1220 RIDGEWOOD DR
254	172521D204.	ASHBY TAMMY L	1221 RIDGEWOOD DR
255	172521D209.	PHELAN KENNETH J & CATHE...	1222 RIDGEWOOD DR
256	172521D205.	STRUBBE CHARLES DAVID & ...	1223 RIDGEWOOD DR
257	172521D208.	BUSKEN DANIEL P & AMANDA...	1224 RIDGEWOOD DR
258	172521D206.	BAUER RANDALL C & CARMEN...	1225 RIDGEWOOD DR
259	172521C092.	RUSSO FRANK E & PATRICIA...	1226 RIDGEWOOD DR
260	172521D207.	BENTON PATRICIA STACEY	1227 RIDGEWOOD DR
261	172521C093.	NIESE NATHAN D & REBECCA...	1228 RIDGEWOOD DR
262	172521C089.	HANDLER DAVID P & ALLYSO...	1229 RIDGEWOOD DR
263	172521C104.	STONE ERIC S & JENNIFER ...	1230 RIDGEWOOD DR
264	172521C091.	ANDERSON SHANNA L & JOSH...	1233 RIDGEWOOD DR
265	172521C094.	COLLINS JAMES M & CECILI...	1235 RIDGEWOOD DR
266	172521C128.	STRICKER MATTHEW & STEPHANIE	1239 RIDGEWOOD DR
267	172521C129.	HILL CLARIN AMANDA & JOHN E	1240 RIDGEWOOD DR
268	172521C118.	MARASCALCHI DANIEL J & K...	1241 RIDGEWOOD DR
269	172521C130.	HAWKINS BRET A & JULIE M	1242 RIDGEWOOD DR
270	172521C145.	GEIST GARTH B & JENNIFER...	1243 RIDGEWOOD DR
271	172521C131.	COLEGATE ERIC B & JENNIF...	1244 RIDGEWOOD DR
272	172521C139.	HERSHISER JEFFREY R & LI...	1245 RIDGEWOOD DR

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
273	172521C132.	MACURA MATTHEW J & ANNA ...	1246 RIDGEWOOD DR
274	172521C138.	LUZADER KIM A & CHRISTIN...	1247 RIDGEWOOD DR
275	172521C137.	VILLEGAS VICTOR G & LAUR...	1249 RIDGEWOOD DR
276	172521B184.	DOMINGUEZ JULIO CESAR JR	1252 RIDGEWOOD DR
277	172521B162.	STEPANIAK JOSEPH B	1253 RIDGEWOOD DR
278	172521B183.	VAUGHAN RICHARD P & ALLI...	1254 RIDGEWOOD DR
279	172521B082.	BORDENAVE JOANNA M & DAVID B	1255 RIDGEWOOD DR
280	172521B182.	VAN ROEKEL TIMOTHY H & J...	1256 RIDGEWOOD DR
281	172521B163.	JEROME ANDREW C & LORI A	1257 RIDGEWOOD DR
282	172521B181.	HERRICK BRIAN G & ABBI S	1258 RIDGEWOOD DR
283	172521B180.	HANELINE DANIEL E & SARA...	1260 RIDGEWOOD DR
284	172521B165.	ACHTERBERG WAYNE A & JOD...	1261 RIDGEWOOD DR
285	172521B179.	HADLAND RICHARD J & JULIE E	1262 RIDGEWOOD DR
286	172521B178.	DARTNALL WILLIAM J III &...	1264 RIDGEWOOD DR
287	172521B199.	WAUN SCOTT DOUGLAS & AMY...	1266 RIDGEWOOD DR
288	172521B190.	DEVORE STEPHEN R & RACHE...	1267 RIDGEWOOD DR
289	172521B198.	HERRELL STEVEN L & CATHE...	1268 RIDGEWOOD DR
290	172521B191.	OCHTERSKI KEVIN L & CATH...	1269 RIDGEWOOD DR
292	172521B192.	BROOKS JEFFREY D & MARY ...	1271 RIDGEWOOD DR
293	172521B193.	SCHERMERHORN JILL & FUHR...	1273 RIDGEWOOD DR
294	172521B204.	OAK ALAN & JODY M	1274 RIDGEWOOD DR
295	172521B194.	SMITH BRIAN D & REBECCA ...	1275 RIDGEWOOD DR
296	172521B203.	WILLMAN KENNETH W & JOAN...	1276 RIDGEWOOD DR
297	172521B201.	BOWMAN JOHN D & MELISSA L	1277 RIDGEWOOD DR
298	172521B197.	WALTERS KENNETH J & ELIZ...	1278 RIDGEWOOD DR
299	172521B196.	DOUBLE EAGLE PROPERTIES ...	1280 RIDGEWOOD DR
300	172521C090.	BENTON STACEY	1231 RIDGEWOOD DR
301	172521B161.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
302	172521B164.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
303	172521B175.	THE WOODS ESTATES AND SA...	RIDGEWOOD DR
304	172521B176.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
305	172521B221.	BUTTS NANCY NOYES & DAVID EDM	6801 TIMBERVIEW CT
306	172521B209.	BATULE MANUEL F & MADELENE TI	6802 TIMBERVIEW CT
307	172521B220.	HOYER JOSH & KARA	6805 TIMBERVIEW CT
308	172521B210.	FULKS NICHOLAS WILLIAM	6806 TIMBERVIEW CT
309	172521B219.	SHELTON DALE L & DAWN M	6809 TIMBERVIEW CT
310	172521B211.	HOLE THOMAS ANDREW & NICOLE	6810 TIMBERVIEW CT
311	172521B218.	GROTH KRISTINA H & C RICHARD	6813 TIMBERVIEW CT
312	172521B212.	AEW & SWH	6814 TIMBERVIEW CT

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
313	172521B217.	ALBRIGHT JUDITH & JERRY WANY	6817 TIMBERVIEW CT
314	172521B213.	QUEHL CLAIRE M & ROSS A	6818 TIMBERVIEW CT
315	172521B215.	GORMLEY CHRISTOPHER M & ...	6821 TIMBERVIEW CT
316	172521B214.	KESSLER DAVID W & KARIN H	6822 TIMBERVIEW CT
317	172521C158.	OSTHOLTHOFF SCOTT & UNGA...	6566 TRAILWOODS DR
318	172521C159.	STOOKSBURY SPENSER H & CHRISTI	6567 TRAILWOODS DR
319	172521C157.	SKOLNICKI JOHN V & CHERY...	6568 TRAILWOODS DR
320	172521C160.	PURDON GREGORY W & NATAL...	6569 TRAILWOODS DR
321	172521C156.	BERGEN ANTHONY M & CONNIE	6570 TRAILWOODS DR
322	172521C161.	TALBOTT DANIEL E	6571 TRAILWOODS DR
323	172521C155.	JOYNER BRIAN T & ERIN E	6572 TRAILWOODS DR
324	172521C162.	MAIN THOMAS A & LAURA A	6573 TRAILWOODS DR
325	172521C154.	MILES KEVIN GEORGE	6574 TRAILWOODS DR
326	172521C163.	GULLO JEFFREY D & ELIZAB...	6575 TRAILWOODS DR
327	172521C153.	FAGAN MARK E & LISA M	6576 TRAILWOODS DR
328	172521C164.	LEE PATRICK C & REGINA R	6577 TRAILWOODS DR
329	172521C152.	KNOX WALTER E JR & JEANE...	6578 TRAILWOODS DR
330	172521C165.	INGAL ANDY & MICHELLE CO...	6579 TRAILWOODS DR
331	172521C151.	WILLIAMSON LUKE M & STEPHANIE	6580 TRAILWOODS DR
332	172521C166.	DWYER WILLIAM & JEANNE	6581 TRAILWOODS DR
333	172521C150.	REYNOLDS JIM & SHERRY	6582 TRAILWOODS DR
334	172521C167.	MCMASTER KEVIN J & JILL ...	6583 TRAILWOODS DR
335	172521C149.	TARANTINO KELLI & MICHAEL	6584 TRAILWOODS DR
336	172521C168.	MCKERCHER ADAM M & KARI L	6585 TRAILWOODS DR
337	172521C148.	SHUBA BRIAN H & BARBARA B	6586 TRAILWOODS DR
338	172521C169.	DUNCAN ANDREW & CLAIR RA...	6587 TRAILWOODS DR
339	172521C147.	BRISLIN SEAN & ERICA	6588 TRAILWOODS DR
340	172521C146.	KUMAR RENUKA L & LINGAM ...	6590 TRAILWOODS DR
341	172521C175.	WELSCH CHRISTOPHER & BRITTANY	6591 TRAILWOODS DR
342	172521B185.	KO DONG GIL & CHOI JEE Y...	6592 TRAILWOODS DR
343	172521C176.	HERZOG JOSEPH & CATHERINE	6593 TRAILWOODS DR
344	172521C177.	DREES COMPANY	6595 TRAILWOODS DR
345	172521C178.	WALL STEPHANIE MICHELLE RYAN	6597 TRAILWOODS DR
346	172521C133.	HOOK JEREMY F & MEGAN J	6599 TRAILWOODS DR
347	172521D134.	HOUSE ROBERT J & LARA L	603 VALLEY WOODS CT
348	172521D135.	TROSTLE HEATH D & DAWN S	605 VALLEY WOODS CT
349	172521D136.	RANSOM DOUGLAS W & WENDY...	607 VALLEY WOODS CT
350	172521D141.	DOWEY BRIAN J & KRISTIN L	608 VALLEY WOODS CT
351	172521D137.	FLANAGAN WILLIAM J & CHR...	609 VALLEY WOODS CT

Miami Trails - WES Stormwater District

EXHIBIT C - Service Area/ERU

June 2021

#/ERU	Parcel ID	Owner Name	Parcel Address
352	172521D140.	STOKES FREDERICK L & BAR...	610 VALLEY WOODS CT
353	172521D138.	GOICO MARIO	611 VALLEY WOODS CT
354	172521D139.	NIELSON DAVID & SHANNON	612 VALLEY WOODS CT
355	172521F159.	SMITH SHAWN M & TRACI	804 WALNUT RIDGE DR
356	172521F119.	SHARP KEVIN R & AMER PAT...	805 WALNUT RIDGE DR
357	172521F017.	ASGIAN CHRISTOPHER J & C...	806 WALNUT RIDGE DR
358	172521F120.	DEGER DAVID A & AMY A TR...	807 WALNUT RIDGE DR
359	172521F158.	BROTZMAN BENJAMIN J & LYNN E	808 WALNUT RIDGE DR
360	172521F157.	ARDIZZONE MICHAEL & NIKKI	810 WALNUT RIDGE DR
361	172521F156.	OVERBECK CY MATTHEW & OLIVIA	812 WALNUT RIDGE DR
362	172521F155.	SZCZEPANSKI ADAM M & KAR...	814 WALNUT RIDGE DR
363	172521F154.	ZITO ALEXANDER	816 WALNUT RIDGE DR
364	172521D088.	SCHENK MICHAEL P JR & VI...	1301 WOODLAKE CT
365	172521D230.	HENKE RUSSELL E & DEBORA...	1302 WOODLAKE CT
366	172521D219.	DYSON ROBERT E & SUSAN	1303 WOODLAKE CT
367	172521D229.	DRISCOLL EDWARD J & JULI...	1304 WOODLAKE CT
368	172521D220.	BRENNOCK GEORGE I & JUNE...	1305 WOODLAKE CT
369	172521D228.	JAMES MARC N & VANESSA K	1306 WOODLAKE CT
370	172521D221.	RANDALL BARRINGTON L & K...	1307 WOODLAKE CT
371	172521D227.	STICKEL DAVID & THERESA	1308 WOODLAKE CT
372	172521D222.	REINHOLD CHRISTOPHER & T...	1309 WOODLAKE CT
373	172521D226.	WALZER ERIC J & LORI A	1310 WOODLAKE CT
374	172521D223.	NEIHEISEL JERRY E & SUSA...	1311 WOODLAKE CT
375	172521D225.	ICENHOWER GREGORY L & DI...	1312 WOODLAKE CT
376	172521D224.	WATSON BRIAN & ALISHA	1313 WOODLAKE CT
377	172521D089.	SPANGLER CHRISTOPHER E &...	1300 WOODLAKE DR
378	172521D193.	FAVORITE ROBERT D & PHYLLIS S	1515 WOODSTRAIL LN
379	172521D185.	WALLACE PAUL S & REBECCA...	1516 WOODSTRAIL LN
380	172521D192.	ROBINSON JAMES M & MARIA...	1517 WOODSTRAIL LN
381	172521D155.	JUDD JAMES A & J ELIZABE...	1519 WOODSTRAIL LN
382	172521D187.	PESCHKE JOEL L & STRUNK ...	1520 WOODSTRAIL LN
383	172521D191.	MILLS SABRINA A	1521 WOODSTRAIL LN
384	172521D190.	AUGSPURGER KIRK B & NATA...	1523 WOODSTRAIL LN
385	172521D189.	METZELAAR JANET LEE	1525 WOODSTRAIL LN
386	172521D188.	FROMM RYAN A & KATHRYN E...	1527 WOODSTRAIL LN
387	172521D255.	PESCHKE JOEL L & STRUNK ...	GLENLAUREL CT
388	172521B216.	DOUBLE EAGLE PROPERTIES ...	6819 B TIMBERVIEW CT
389	172521B200.	DOUBLE EAGLE PROPERTIES ...	RIDGEWOOD DR
390	172521C088.	ZICKA WALKER HOMES LTD	RIDGEWOOD DR

Clermont County -Miami Trails WES
EXHIBIT D - Stormwater Utility Anticipated Expenditures
Cost of Service Analysis

Item	Year One Costs, 2021		Year Two Costs, 2022		Year Three Costs, 2023		Year Four Costs, 2024		Year Five Costs, 2025		5 Year Average	
	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot
Debt Service	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81	\$8,401	\$1.81
Operation and Maintenance	\$10,770	\$2.33	\$11,147	\$2.41	\$11,538	\$2.49	\$11,941	\$2.58	\$12,359	\$2.67	\$11,551	\$2.49
Lifecycle Replacement	\$24,448	\$5.28	\$25,303	\$5.46	\$26,189	\$5.65	\$27,106	\$5.85	\$28,054	\$6.06	\$26,220	\$5.66
Administration (5%)	\$1,761	\$0.38	\$1,823	\$0.39	\$1,886	\$0.41	\$1,952	\$0.42	\$2,021	\$0.44	\$1,889	\$0.41
Staffing/Engineering	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25	\$5,790	\$1.25

Total Annual Expenses

\$51,170 \$52,464

\$53,804

\$55,190

\$56,625

\$53,851

Cost per ERU (386 Total)

\$132.56

\$11.05

\$135.92

\$11.33

\$139.39

\$11.62

\$142.98

\$11.91

\$146.70

\$12.22

\$139.51

\$11.63

Assumptions

1. Street Sweeping not included in O&M level of service.
2. New storm sewer easement acquisition not included.
3. The quantities of pipe shown only include lengths outside the right of way. The routing of the storm system would require some flushing to be towards the public system before it exits the private system. Coordination with flushing and inspection of the public system would likely result in mutual economic benefit.
4. All pipe and structure replacement assumed to be in grassed areas. No pavement or surface restoration was considered.

RESOLUTION NUMBER 115-21

The Board of County Commissioners of Clermont County, Ohio met in regular session on the 30th day of June, 2021, with the following members present:

Claire B. Corcoran, President
David L. Painter, Vice-President
Bonnie J. Batchler, Member

Mr(s). Batchler moved for the adoption of the following Resolution:

RESOLUTION AUTHORIZING COUNTY PARTICIPATION IN THE OHIO VALLEY REGIONAL DEVELOPMENT COMMISSION (OVRDC) FOR FISCAL YEAR 2022

WHEREAS, the Board of County Commissioners of Clermont County, Ohio, actively supports and currently participates in the economic development district activities of the Ohio Valley Regional Development Commission (OVRDC). OVRDC is a public regional planning commission within the State of Ohio, whose purpose is to influence favorably the future economic, physical and social development of the twelve county region through its regional development planning programs and technical assistance; and

WHEREAS, the Ohio Valley Regional Development Commission promotes a cooperative planning process involving local governments, public and private agencies, and individual citizens, toward improving their region within a democratic process.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Clermont County, Ohio, hereby endorses the 2021 Comprehensive Economic Development Strategy (CEDs) prepared by the Ohio Valley Regional Development Commission.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of County Commissioners of Clermont County, Ohio, hereby resolves to participate in the Ohio Valley Regional Development Commission for fiscal year 2022 and authorizes an appropriation of funds in the amount of \$39,221.00 as participating local funds for the Ohio Valley Regional Development Commission to be used as part of the agency budget for said fiscal year beginning January 1, 2022, with the appropriated funds to be paid on or after January 1, 2022.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of County Commissioners of Clermont County, Ohio, continues to support the Ohio Valley Regional Development Commission's *Economic Development District Planning Partnership Investment Grant Program* with the United States Department of Commerce (USDOC) Economic Development Administration for the annual performance period of January 1, 2022 through December 31, 2022.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Mrs. Corcoran seconded the Resolution and upon roll call, the vote resulted as follows:

Mrs. Batchler	<u>Yes</u>
Mrs. Corcoran	<u>Yes</u>
Mr. Painter	<u>Abstain</u>

ATTEST:

DATE ADOPTED:

Holly Cruex
Holly Cruex, Clerk of the Board
Board of County Commissioners
Clermont County, Ohio

June 30, 2021

This Resolution was approved as to form by the Office of Prosecuting Attorney of Clermont County, Ohio

By: Julia B. Carey

Assistant Prosecuting Attorney

Date: 6/28/2021